Byron Municipal Advisory Council

Linda Thuman, Chair
Mike Nisen, Vice Chair
Steve Larsen, Councilmember
Dennis Lopez, Councilmember
Ron Schmit, Councilmember

Linda Thuman, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
925-252-4500

The Byron Municipal Advisory Council serves as an advisory body to the Contra Costa County Board of Supervisors.

BYRON MAC AGENDA

Tuesday, October 26, 2021
6:00p.m.

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Byron Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed via Zoom:

https://cccounty-us.zoom.us/j/2830849836

or

Dial In: (888) 278-0254
Conference code: 142291

To access the full agenda packet, please visit:

https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/3836?html=true

The Byron Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Lea Castleberry at least 72 hours before the meeting at (925) 252-4500.

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

1. **Call to Order/Roll Call**

2. **Approval of Agenda**

3. **Public Comment (3 minutes per speaker)** *Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agendized item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.*

4. **Agency Reports**
   a. Contra Costa Sheriff's Department
   b. California Highway Patrol
   c. East Contra Costa Fire Protection District
   d. Office of Supervisor Diane Burgis

5. **Presentations**
   a. None

6. **Items for Action and/or Discussion**
   a. Agency Comment Request CDLP21-02042: Applicant requests approval of a Land Use permit to allow a composting facility on approximately 30 acres of the approximately 50-acre lot located at 124 and 136 Bethany Lane in Byron. (*Applicant, Brian Oliveira*)

7. **Consent Items**
   All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.

   a. Draft Record of Actions – September 28, 2021

8. **Correspondence (R= Received S=Sent)**
   a. R-09/30/21 County Zoning Administrator Agenda for October 4, 2021
   b. R-09/30/21 County Planning Commission Cancellation Notice
   c. R-10/14/21 County Zoning Administrator Agenda for October 18, 2021
   d. R-10/19/21 County Planning Commission Agenda for October 27, 2021

9. **Future Agenda Items**

10. **Adjourn**

Byron Municipal Advisory Council

Linda Thuman, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

The Byron Municipal Advisory Committee serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.

Draft Record of Actions

6:05 p.m.
September 28, 2021

1. **MEMBERS PRESENT:** Chair Linda Thuman, Vice Chair Nisen, Councilmember Larsen, and Councilmember Lopez.
   MEMBERS ABSENT: Councilmember Schmit
2. **APPROVAL OF AGENDA:** Motion to approve the agenda as presented made by Thuman. Second made by Nisen. Motion Carried 4-0. AYES: Larsen, Lopez, Nisen, and Thuman.
3. **PUBLIC COMMENT:**
   None.
4. **AGENCY REPORTS:**
   a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of August. David Torres, Office of Emergency Services was introduced.
   b. **California Highway Patrol:** Officer Thomas provided the activity report for the month of August.
   c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of August; Red Flag Warning; Board of Supervisors and ConFire approved resolution to Annex ECCFPD into ConFire. The application to LAFCO to dissolve should be going soon.
   d. **Office of Supervisor Diane Burgis:** Lea Castleberry, Deputy Chief of Staff provided an update on Covid-19; future Byron MAC in-person meetings; Byron Community Clean-Up, Saturday, October 30th.
5. **PRESENTATIONS**
   a. **Draft Groundwater Sustainability Plan: Draft Groundwater Sustainability Plan:** Ryan Hernandez, Contra Costa Water District provided an overview of the DRAFT Groundwater Sustainability Plan and East County groundwater conditions and the East Contra Costa Groundwater Sustainability Agencies (GSAs) plans for the long-term health and sustainability of groundwater. This document is being prepared, as required by the State, to comply with the Sustainable Groundwater Management Act (SGMA). The GSAs seek your input on the draft GSP. Comments for the Draft Groundwater Sustainability Plan are due by October 6, 2021. Click here for the Draft GSP: https://www.eccc-irwm.org/sgma-documents-reports
   Questions regarding the GSA should be directed to:
   Aaron Trott, General Manager, East Contra Costa Irrigation District GSA, atrott@eccid.org
   (925) 634-3544.
   Ryan Hernandez, Manager, Contra Costa County GSA, ryan.hernandez@dcd.cccounty.us (925) 655-2919.
6. **ITEMS FOR DISCUSSION AND/OR ACTION:**
   a. **None**
7. **CONSENT ITEMS**:
   a. **Approval of the Record of Actions for July 27, 2021:** Motion to approve as presented made by Larsen. Second made by Nisen. Motion carried: 4-0. AYES: Larsen, Lopez, Nisen, and Thuman.
8. **CORRESPONDANCE/ANNOUNCEMENTS**
   a. R-07/27/21 County Zoning Administrator Agenda for August 2, 2021
   b. R-08/03/21 County Planning Commission Cancellation Notice
   c. R-08/03/21 Notice of Public Hearing for August 16, 2021
   d. R-08/03/21 Notice of Public Hearing for August 16, 2021
   e. R-08/17/21 County Planning Commission Cancellation Notice
   f. R-08/12/21 Notice of Public Hearing for September 8, 2021

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

g. R-08/31/21 County Zoning Administrator Agenda for September 8, 2021
h. R-08/30/21 County Planning Commission Cancellation Notice
i. R-09/16/21 County Zoning Administrator Agenda for September 20, 2021
j. R-09/20/21 County Planning Commission Agenda for September 22, 2021

9. FUTURE AGENDA ITEMS

10. ADJOURMENT

There being no further business before the Byron Municipal Advisory Council, Chair Thuman adjourned the meeting at 8:04pm. The next regularly scheduled Byron Municipal Advisory Council meeting on October 26, 2021 at 6:00p.m. and location to be determined due to Covid-19.

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
COMMUNITY DEVELOPMENT DIVISION
30 Muir Road
Martinez, CA 94553-4601
Phone: 925-655-2700
Fax: 925-655-2758

AGENCY COMMENT REQUEST

Date October 5, 2021

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

- ✔ Building Inspection
- ✔ Grading Inspection
- ✔ Advance Planning
- Housing Programs
- Trans. Planning
- Telecom Planner
- ✔ ALUC Staff
- ✔ HCP/NCCP Staff
- APC PW Staff
- County Geologist

HEALTH SERVICES DEPARTMENT

- ✔ Environmental Health
- ✔ Hazardous Materials

PUBLIC WORKS DEPARTMENT

- ✔ Engineering Services (1 Full-size + 3 email Contacts)
- ✔ Traffic
- Flood Control (Full-size)
- Special Districts

LOCAL

- ✔ Fire District _____
  - San Ramon Valley – (email) rwendel@srvfire.ca.gov
  - Consolidated – (email) fire@cccfpd.org
  - ✔ East CCC – (email) brodriguez@eccfpd.org
- Sanitary District _____
- Water District _____
- City of _____
- School District(s) _____
- LAFCO
- Reclamation District # _____
- East Bay Regional Park District
- Diablo/Discovery Bay/Crockett CSD
- ✔ MAC/TAC Byron
- Improvement/Community Association
- ✔ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

- ✔ CHRIS (email only: nwic@sonoma.edu)
- ✔ CA Fish and Wildlife, Region 3 – Bay Delta
- Native American Tribes

ADDITIONAL RECIPIENTS

Delta Protection Committee; Delta Stewardship Council

District III/ Solid Waste Section

Please submit your comments to:

Project Planner Grant Farrington

Phone # 925-655-2868

E-mail Grant.Farrington@dcd.cccounty.us

County File # CDLP21-02042

Prior to November 1, 2021

* * * * *

We have found the following special programs apply to this application:

- Active Fault Zone (Alquist-Priolo)
- Flood Hazard Area, Panel # _____
- 60-dBA Noise Control
- CA EPA Hazardous Waste Site
- High or Very High FHSZ

* * * * *

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below ___ Attached

Print Name _____

_____
Signature DATE

Agency phone # _____

Planning Application

Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553
(925) 674-7200
www.cccounty.us

PROJECT DATA
Total Parcel Size: _____
Proposed Number of Units: _____
Proposed Square Footage: _____
Estimated Project Value: _____

TYPE OF APPLICATION (Mark all that apply):

- ☐ ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU
- ☐ ADMINISTRATIVE REVIEW (former Redevelopment Area)
- ☐ CERTIFICATE OF COMPLIANCE
- ☐ COMPLIANCE REVIEW
- ☐ DEVELOPMENT PLAN
- ☐ GENERAL PLAN AMENDMENT/FEASIBILITY STUDY
- ■ LAND USE PERMIT
- ☐ LOT LINE ADJUSTMENT
- ☐ MAJOR ☐ MINOR SUBDIVISION
- ☐ PLANNING CONSIDERATION
- ☐ REZONING
- ☐ TREE PERMIT
- ☐ VARIANCE
- ☐ WIRELESS _____
- OTHER _____

PROPERTY OWNER OR AGENT AUTHORIZATION
NAME: Carlos Oliveira
ADDRESS: 8005 Bruns Road
CITY, STATE: Byron, CA ZIP: 94514
PHONE #: _____
EMAIL: _____

■ I am the property owner and hereby authorize the filing of this application.
SIGNATURE: Carlos Oliveira

APPLICANT (MAIN CONTACT INFORMATION)
NAME: Brian Oliveira
ADDRESS: 8005 Bruns Road
CITY, STATE: Byron, CA ZIP: 94514
PHONE #: 209-835-9382
EMAIL: ~~Oliveira Enterprises@gmail.com~~ bholiveira1221@gmail.com

■ Check here if billings are to be sent to applicant rather than owner.
SIGNATURE: _____

Project Description and Location:

Project is located at 124 and 136 Bethany Lane, in Byron

**********FOR OFFICE USE ONLY**********

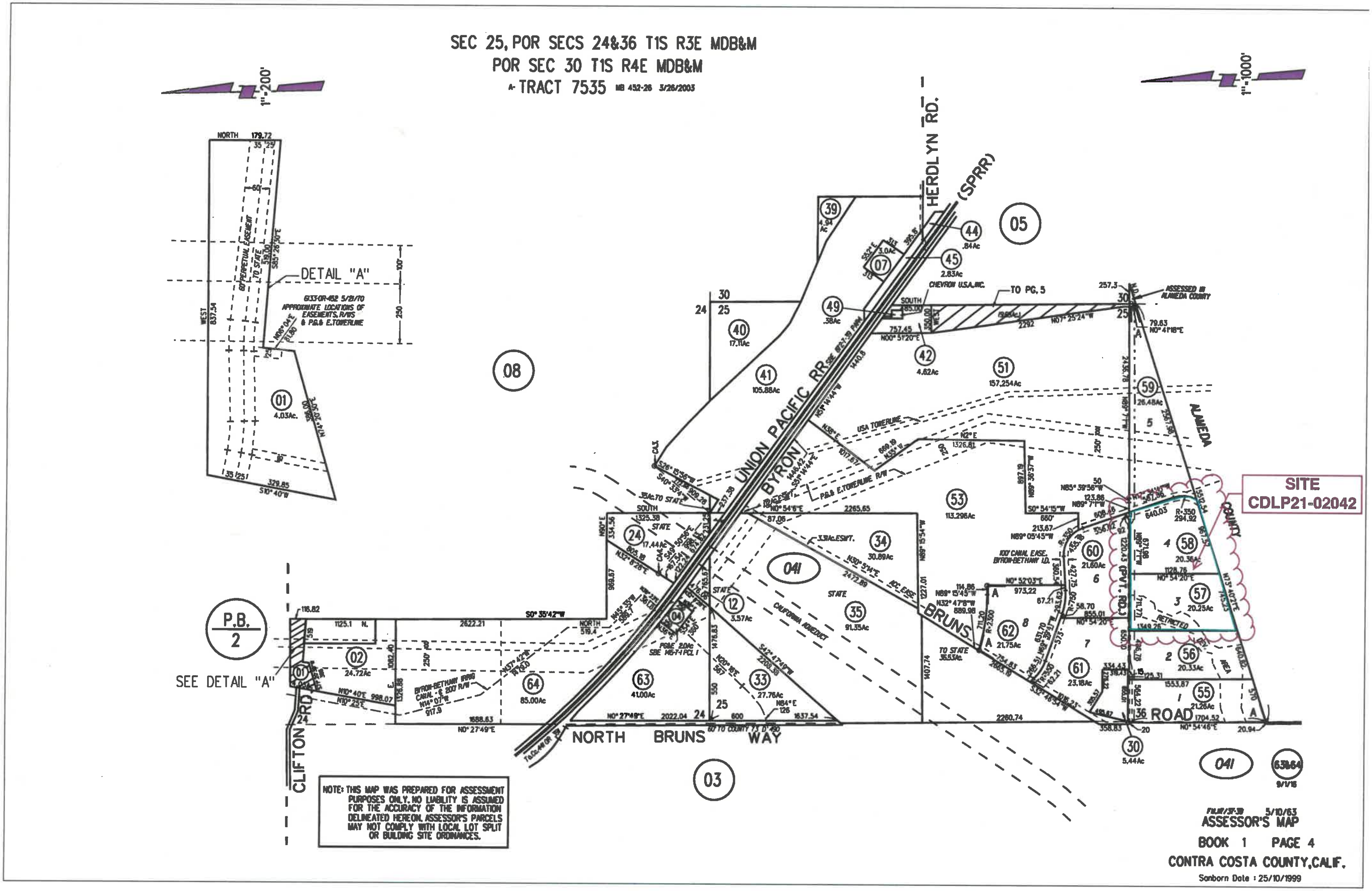
Project Description: Please see attached Report of Composting Site Information.

The applicant requests approval of a Land Use permit to allow a composting facility on approximately 30 acres of the approximately 50-acre lot.

Property Description: 50-acres on two lots: T7535 L4 and L3 ☐ Housing Inventory Site

	TYPE OF FEE	FEE	CODE	
Area: 30 Acres Byron	*CDD Base Fee/Deposit	$ 15,000.00	S-	ASSESSOR'S #: 001-041-057 & 001-041-058
Fire District: East Contra Costa FPD	*Additional CDD Base Fee/Deposit	$	S-	Site Address: 124 & 136 Bethany Lane
Sphere of Influence: N/A	*PW Base Fee/Deposit	$	S-	Zoning District: A-4
Flood Zone: N/A	Late Filing Penalty (+50% of above if applicable)	$	S-066	General Plan: AL
x-ref Files:	Notification Fee	$30.00	S-052	Census Tract: 3040.02
	Fish & Game Posting (if not CEQA exempt)	$75.00	S-048	Substandard Lot: ☐ Yes ☒ No
	Environmental Health Dept.	$57.00	5884	Supervisorial District: 3
Concurrent Files:	**TOTAL**	$ 15,162.00		Received By: Syd Sotoodeh
	*Additional fees based on time and materials will be charged if staff costs exceed base fee.			Date Filed: 10/04/2021
				File #: CDLP21-02042

APPLICATION SUBMITTAL ON REVERSE


SEC 25, POR SECS 24&36 T1S R3E MDB&M
POR SEC 30 T1S R4E MDB&M
A- TRACT 7535 MB 432-26 3/26/2003
1"=200'
1"=1000'
DETAIL "A"
SEE DETAIL "A"
P.B. 2
HERDLYN RD.
(SPRR)
UNION PACIFIC RR
BYRON
ALAMEDA
COUNTY
SITE
CDLP21-02042
(PVT. RD.)
BRUNS
36 ROAD
NORTH BRUNS WAY
CLIFTON RD
CHEVRON U.S.A.INC.
TO PG. 5
ASSESSED IN ALAMEDA COUNTY
CALIFORNIA AQUEDUCT
USA TOWERLINE
P&E E.TOWERLINE R/W
100' CANAL EASE. BYRON-BETHANY I.D.
BYRON-BETHANY IRRIG CANAL
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.
ASSESSOR'S MAP
BOOK 1 PAGE 4
CONTRA COSTA COUNTY,CALIF.
Sanborn Date : 25/10/1999

General Plan: AL, Agricultural Lands

Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- General Plan
  - SV (Single Family Residential - Ver
  - SL (Single Family Residential - Low
  - SM (Single Family Residential - Me
  - SH (Single Family Residential - Hig
  - ML (Multiple Family Residential - Lo
  - MM (Multiple Family Residential - M
  - MH (Multiple Family Residential - H
  - MV (Multiple Family Residential - V
  - MS (Multiple Family Residential - V
  - CC (Congregate Care/Senior Housi
  - MO (Mobile Home)
  - M-1 (Parker Avenue Mixed Use)
  - M-2 (Downtown/Waterfront Rodeo I
  - M-3 (Pleasant Hill BART Mixed Use
  - M-4 (Willow Pass Road Mixed Use)
  - M-5 (Willow Pass Road Commercia
  - M-6 (Bay Point Residential Mixed U
  - M-7 (Pittsburg/Bay Point BART Sta
  - M-8 (Dougherty Valley Village Cent
  - M-9 (Montalvin Manor Mixed Use)
  - M-10 (Willow Pass Business Park M
  - M-11 (Appian Way Mixed Use)
  - M-12 (Triangle Area Mixed Use)
  - M-13 (San Pablo Dam Road Mixed
  - M-14 (Heritage Mixed Use)
  - CO (Commercial)
  - OF (Office)
  - BP (Business Park)
  - LI (Light Industry)
  - HI (Heavy Industry)
  - AL, OIBA (Agricultural Lands & Off
  - CR (Commercial Recreation)
  - ACO (Airport Commercial)

1:4,514

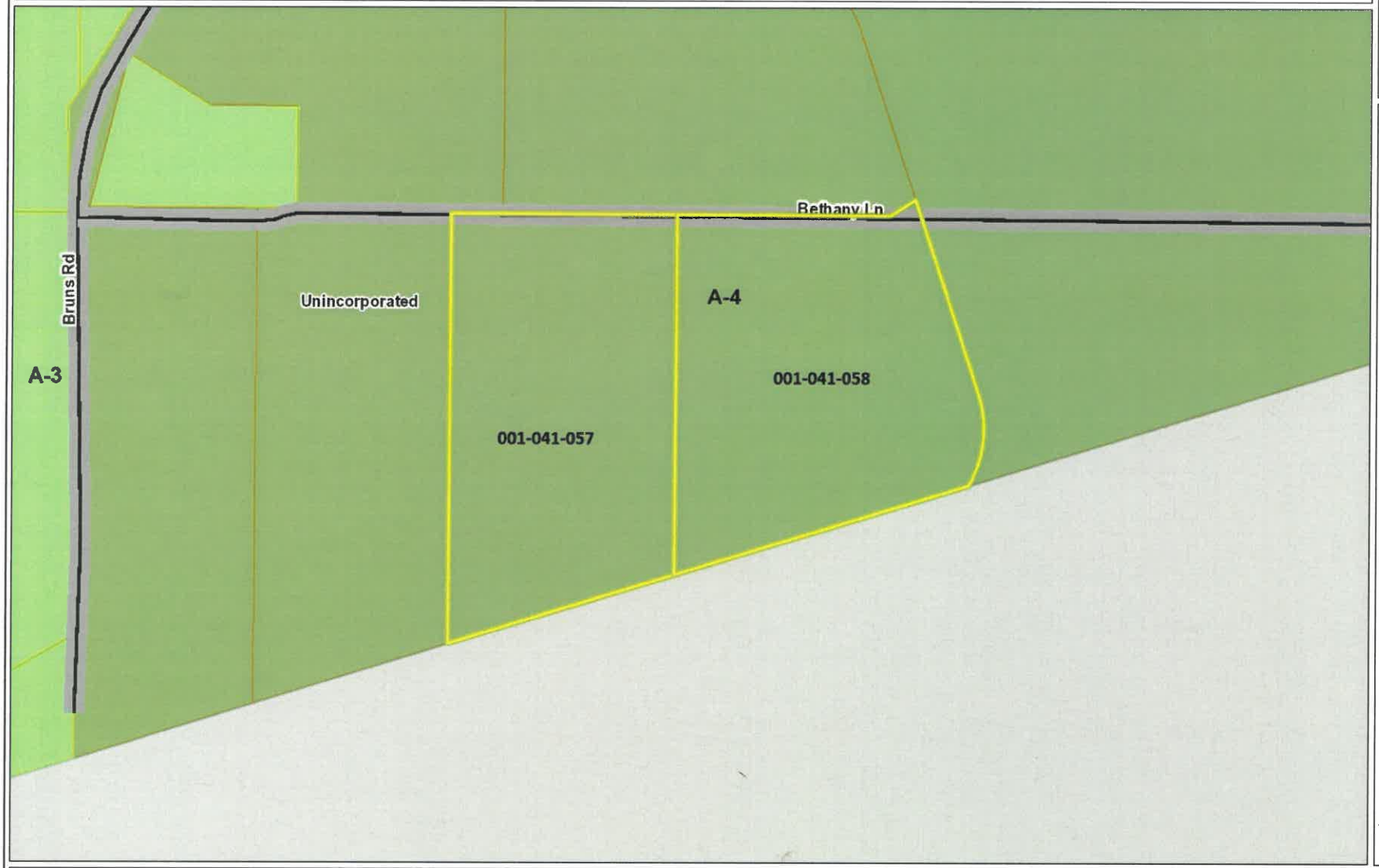
0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Zoning: A-4



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets

Zoning

- R-6 (Single Family Residential)
- R-6 -FH (Single Family Residential Combining District)
- R-6, -FH -UE (Single Family Resid Urban Farm Animal Exclusion Com
- R-6 -SD-1 (Single Family Resident Hillside Development Combining Di
- R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Cc
- R-6, -UE (Single Family Residential Exclusion Combining District)
- R-6 -X (Single Family Residential - Combining District)
- R-7 (Single Family Residential)
- R-7 -X (Single Family Residential - Combining District)
- R-10 (Single Family Residential)
- R-10, -UE (Single Family Residenti Exclusion Combining District)
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Single Family Residenti Exclusion Combining District)
- R-40 (Single Family Residential)
- R-40 -FH (Single Family Residenti Combining District)
- R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
- R-40, -UE (Single Family Residenti Exclusion Combining District)
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Two Family Residential - Tr District)
- D-1, -UE (Planned Unit - Urban Far Combining District)
- M-12 (Multiple Family Residential)
- M-12 -FH (Multiple Family Resident Combining District)
- M-17 (Multiple Family Residential)

1:4,514

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Aerial View

Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- County Boundary
- Bay Area Counties
- Assessor Parcels
- Aerials 2019
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1:4,514

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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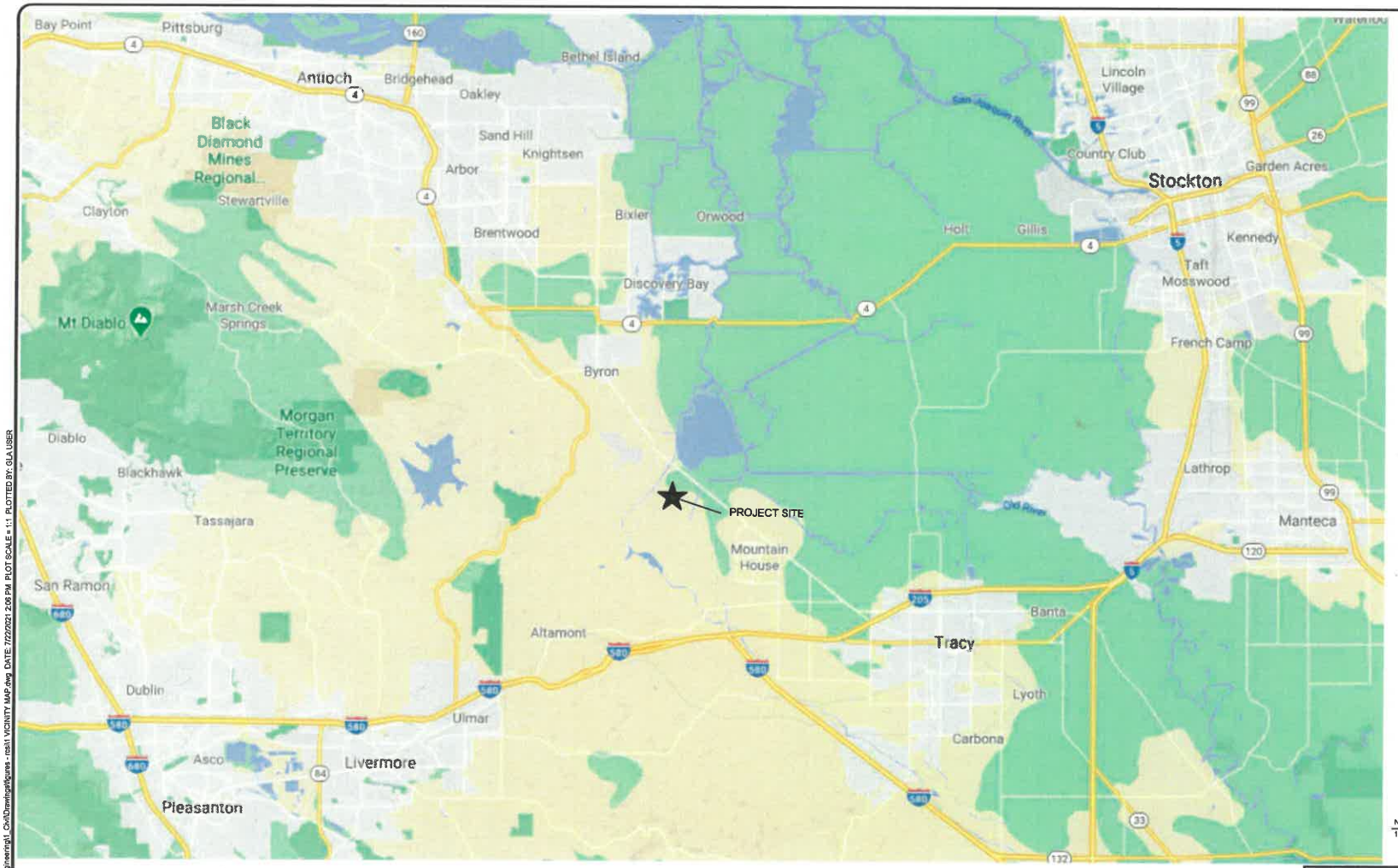
Notes



NOTES
1. MAP OBTAINED FROM GOOGLE MAPS, OCTOBER 2020.

OLIVEIRA ENTERPRISES INC. COMPOST FACILITY
REPORT OF COMPOSTING SITE INFORMATION
BYRON, CALIFORNIA

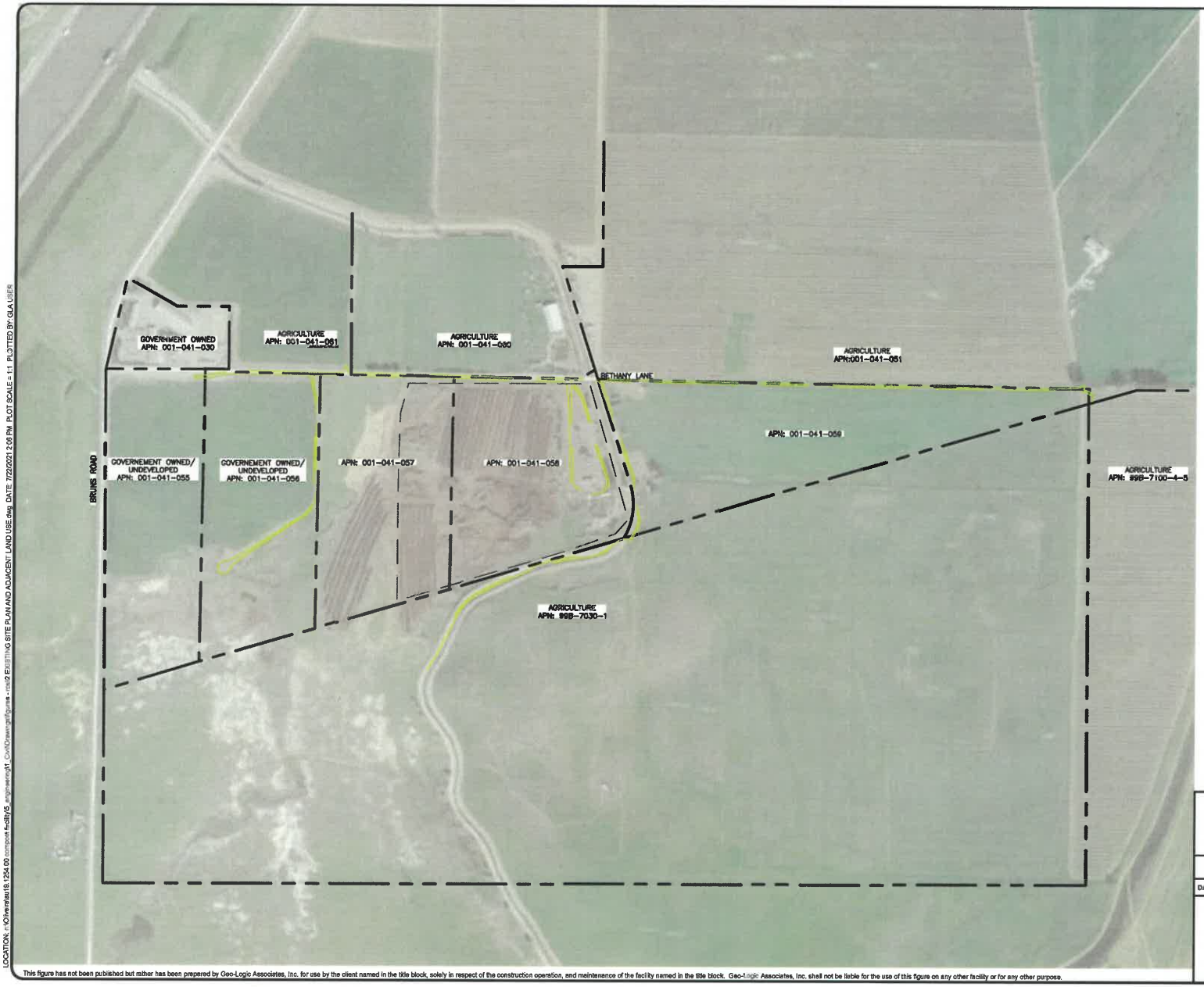
VICINITY MAP

FIGURE NO. 1

PROJECT NO. AU19.1254.00

DATE OF ISSUE: 07/16/2021 | DRAWN BY: RDD | APPROVED BY: NC

Geo-Logic Associates
143E Spring Hill Dr, Grass Valley, California 95945
geo-logic.com | 530.272.2448



500' 0' 250' 500' 1000'

LEGEND

- APPROXIMATE OLIVEIRA COMPOST FACILITY BOUNDARY LINE
- PARCEL BOUNDARY
- EXISTING UNPAVED ROAD

NOTES

1. AERIAL IMAGE RETRIEVED FROM GOOGLE EARTH, DATED FEBRUARY 2020.

OLIVEIRA ENTERPRISES INC. COMPOST FACILITY

REPORT OF COMPOSTING SITE INFORMATION

BYRON, CALIFORNIA

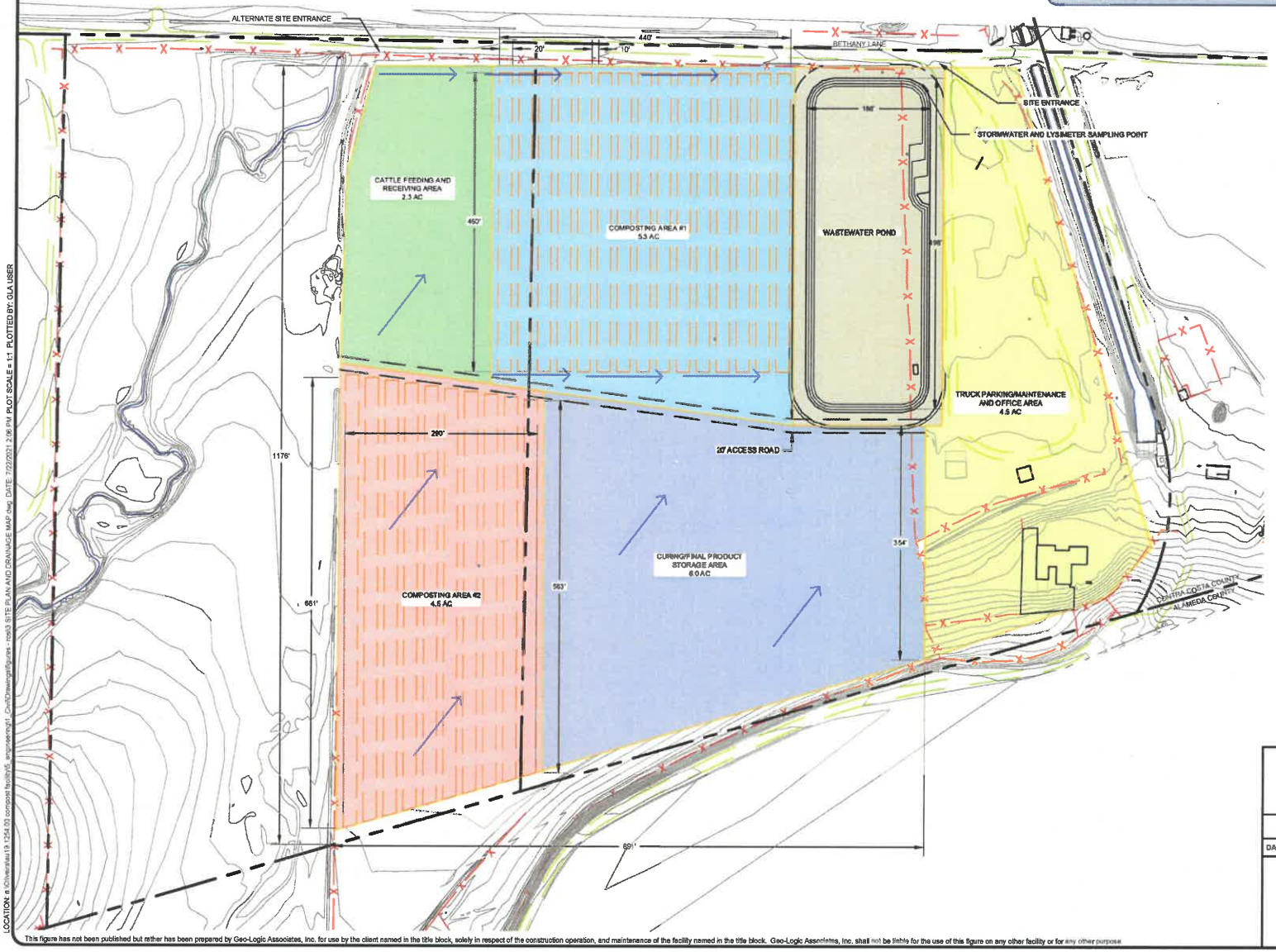
EXISTING SITE PLAN AND ADJACENT LAND USE

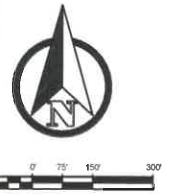
FIGURE NO. 2

PROJECT NO. AU19.1254.00

DATE OF ISSUE:	07/16/2021	DRAWN BY:	RDD	APPROVED BY:	NC

Geo-Logic ASSOCIATES
143E Spring Hill Dr, Grass Valley, California 95945
geo-logic.com | 530.272.2448





LEGEND

- EXISTING 5' CONTOUR(1)
- EXISTING 1' CONTOUR(1)
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PARCEL BOUNDARY
- EXISTING PAVED ROAD
- EXISTING UNPAVED ROAD
- EXISTING FENCE
- EXISTING WATER
- PROPOSED PAVED ROAD
- PROCESS AREA BOUNDARY
- PROPOSED WINDROW(2)
- CATTLE FEEDING AND RECEIVING AREA
- COMPOSTING AREA #1(2)
- COMPOSTING AREA #2(2)
- CURING/FINAL PRODUCT STORAGE AREA
- TRUCK PARKING/MAINTENANCE/OFFICE AREA
- WASTEWATER POND AREA
- DRAINAGE DIRECTION

NOTES

1. EXISTING TOPOGRAPHY BASED ON AERIAL SURVEY PERFORMED BY KISTER, SAVIO & REI, INC. ON MARCH 3, 2020. EXISTING TOPOGRAPHY WAS MODIFIED BY GLA USING AVERAGE SLOPES ACROSS THE SITE IN AN ATTEMPT TO DISPLAY BASE GRADES BENEATH THE EXISTING WINDROWS AND STOCKPILES.
2. COMPOSTING AREA CAN BE CONFIGURED FOR WINDROWS OR AERATED STATIC PILES.

OLIVEIRA ENTERPRISES INC. COMPOST FACILITY
REPORT OF COMPOSTING SITE INFORMATION
BYRON, CALIFORNIA

SITE PLAN AND DRAINAGE MAP

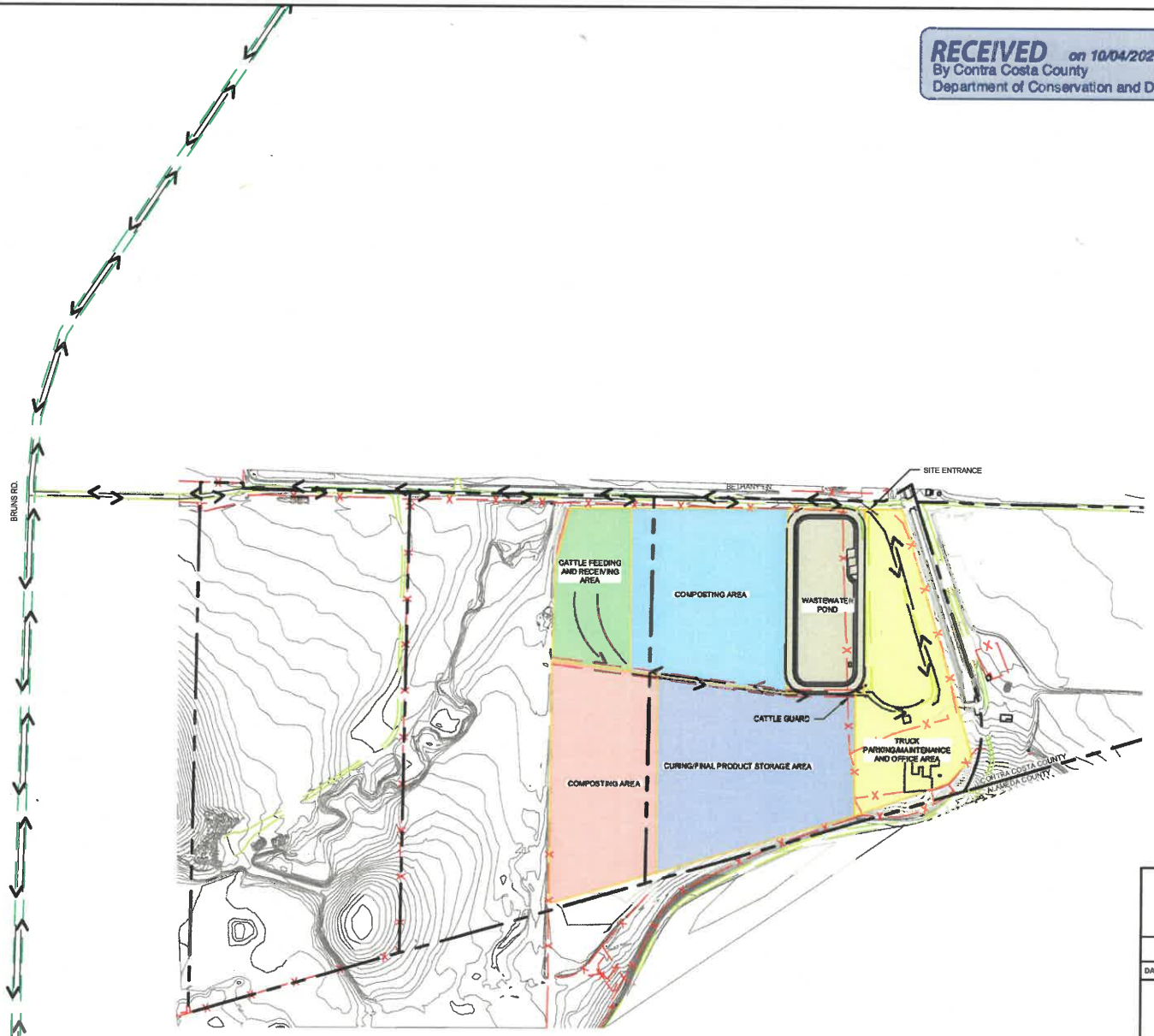
FIGURE NO. 3

PROJECT NO. AU19.1254.00

DATE OF ISSUE:	07/16/2021	DRAWN BY:	RDD	APPROVED BY:	NC

Geo-Logic ASSOCIATES
143E Spring Hill Dr, Grass Valley, California 95945
geo-logic.com | 530.272.2448

LOCATION: n:\Oliveira\au19.1254.03 compost facility\6_engineering\1_Civil\Drawings\figures - revised\ SITE PLAN AND DRAINAGE MAP.dwg DATE: 7/22/2021 2:06 PM PLOT SCALE = 1:1 PLOTTED BY: GLA USER



300' 0' 150' 300' 600'

LEGEND

- EXISTING 5' CONTOUR[1]
- EXISTING 1' CONTOUR[1]
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PARCEL BOUNDARY
- EXISTING PAVED ROAD
- EXISTING UNPAVED ROAD
- EXISTING FENCE
- PROPOSED PAVED ROAD
- PROCESS AREA BOUNDARY
- ON-SITE TRAFFIC FLOW
- CATTLE FEEDING AND RECEIVING AREA
- COMPOSTING AREA #1
- COMPOSTING AREA #2
- CURING/FINAL PRODUCT STORAGE AREA
- TRUCK PARKING/MAINTENANCE/OFFICE AREA
- WASTEWATER POND AREA

NOTES

1. EXISTING TOPOGRAPHY BASED ON AERIAL SURVEY PERFORMED BY KISTER, SAVIO & REI, INC. ON MARCH 3, 2020. EXISTING TOPOGRAPHY WAS MODIFIED BY GLA USING AVERAGE SLOPES ACROSS THE SITE IN AN ATTEMPT TO DISPLAY BASE GRADES BENEATH THE EXISTING WINDROWS AND STOCKPILES.

OLIVEIRA ENTERPRISES INC. COMPOST FACILITY
REPORT OF COMPOSTING SITE INFORMATION
BYRON, CALIFORNIA

ON-SITE TRAFFIC FLOW

FIGURE NO. 4

PROJECT NO. AU19.1254.00

DATE OF ISSUE:	07/16/2021	DRAWN BY:	RDD	APPROVED BY:	NC

Geo-Logic Associates
143E Spring Hill Dr, Grass Valley, California 95945
geo-logic.com | 530.272.2448

- D R A F T -

Report of Composting Site Information

Oliveira Enterprises, Inc.

August 2021

Submitted to:
CONTRA COSTA COUNTY
ENVIRONMENTAL HEALH DIVISION

Prepared by:
INTEGRATED WASTE MANAGEMENT CONSULTING, LLC
POINT RICHMOND, CALIFORNIA

- D R A F T -

Contents

Appendices

- D R A F T -

Section 1
INTRODUCTION

The following Report of Composting Site Information (RCSI) describes the operation of a composting facility operated by Oliveira Enterprises, Inc. (OE).

Title 14 composting regulations (Title 14, California Code of Regulations, Chapter 3.1.) describe a tiered permitting structure for composting facilities and set forth design and operating standards for these facilities. This RCSI is formatted by presenting the reference to required information in accordance with the regulations, (Article 3.2, §18227 Report of Composting Site Information) in *italics*, followed by the appropriate site-specific information.

FACILITY NAME:	Oliveira Enterprises, Inc.
MAILING ADDRESS:	8005 Bruns Rd. Byron, CA 94514
PHYSICAL ADDRESS:	124 & 136 Bethany Lane Byron, CA 94514
Assessor's Parcel Numbers:	001-041-056, 001-041-057, 001-041-058, and 001-041-059
Facility Office Coordinates:	Latitude: 37°48'33.57"N Longitude: -121°35'46.19"W
Township & Range:	T1S, R3E, and MDB&M
LANDOWNER:	Carlos H. Oliveira, Trustee of the Carlos H. Oliveira Revocable Living Trust 8005 Bruns Rd. Byron, CA 94514
OPERATOR:	Oliveira Enterprises, Inc. 8005 Bruns Rd. Byron, CA 94514
REGULATORY CONTACTS:	County of Contra Costa Environmental Health Division 2120 Diamond Blvd., Suite 100 Concord, CA 94520

A. Project Overview

Since 1999 Oliveira Enterprises, Inc. (Oliveira) has operated a green material composting business on a 50-acre site located off of Bruns Road, south of Byron in the Unincorporated portion of Contra Costa County. The facility is not open to the public and does not accept unscheduled deliveries. The facility accepts source-separated green material from customers that it hauls from as well as some commercial accounts that deliver contracted green material. Oliveira's unique processing method involves allowing cattle to feed on the green waste prior to processing it into compost. Once the cattle are done, the remaining material is processed using a standard windrow composting method. The resulting compost is sold to local horticultural and agricultural uses.

B. Project Location and Access

The site is located at 124 & 136 Bethany Lane, off of Bruns Road, just south of Byron Highway. Vehicles access the site via either northbound or southbound Bruns Road and turn onto Bethany Lane and proceed via internal company roads. Most of the feedstock delivery vehicles are Oliveira's own trucks. These trucks contain an average of 32 cubic yards of material. At full capacity (2,500 cubic yards) there would be approximately 78 trucks accessing the site. At the same time, an average of 30 vehicles removing finished compost will also be accessing the site. In addition there may be as many as 30 vehicles per day including employees, deliveries, regulatory visits, etc. So total traffic at the site, at full capacity is estimated at 138 vehicles per day.

C. Surrounding Land Use

The surrounding land use is dominated by open, undeveloped grazing land. The Byron-Bethany Irrigation District (BBID) operates an administration office to the west. A canal feeding the Clifton Court Forebay (a key part of the State Water Project) runs to the west and north of the site. A smaller canal (operated by BBID) encircles the site on the north, east and south. To the east of the composting facility is open, undeveloped grazing and agricultural land. To the south is also largely undeveloped grazing and agricultural land. To the west is the undeveloped grazing and agricultural lands interrupted by the larger canal.

The majority of the adjacent properties are zoned for agriculture. The properties owned by BBID, and the canals, are zoned for public, semi-public use.

D. Days and Hours of Operation

Because the facility operates a trucking operation in addition to the composting business, the business functions 24 hours per day/7 days per week. The administration of the facility is operated from 6:00 am to 4:00 pm, Monday through Saturday. The facility is not open to the public and does not accept unscheduled deliveries. Customers do not access the facility (for compost) until 7:00 am. Customers are pre-approved wholesale buyers of compost, mulch, or other products.

E. Permits and Approvals

Several permits and approvals govern the design and operation of the composting facility. These include:

1. Forthcoming approval from Contra Costa County, Department of Conservation and Development (DCD).

2. Forthcoming CEQA analysis from Contra Costa County Department of Conservation and Development (DCD).

3. Solid Waste Facility Permit, Contra Costa County Environmental Health Division. (in Process)

4. Compliance with SWRCB General Order, Technical Report, April 2021

5. Contra Costa County Integrated Waste Management Plan, Non Disposal Facility Element, Amendment #__, <Month> 20__.

Section 2
REPORT OF COMPOSTING SITE INFORMATION

14CCR, Section 18227 contains the requirements for the Report of Composting Site Information (RCSI). The information in this RCSI describes the design and operation of Oliveira Enterprises, Inc., a green material composting facility.

A. Process Description

(a) A description of the processes to be used, including estimated quantities of feedstocks, additives, and amendments.

Oliveira Enterprises, Inc. (Oliveira) uses a turned windrow method of composting. Ninety percent of all feedstocks received are hauled by Oliveira via company-owned roll off trucks. Remaining feedstocks are delivered by select commercial haulers. Customers include commercial landscaping companies throughout the Bay Area and Central Valley.

Oliveira uses a unique pre-processing system, which includes feeding a portion of incoming green waste to cattle. The company also raises cattle on adjacent properties. Because the feedstock is used for cattle feed, all materials are carefully inspected for cleanliness at the generator's location. There can be no more than 1% of trash, sod, cement, pressure-treated lumber, or dirt.

The facility is being permitted for a maximum (peak daily flow) of 2,500 cubic yards per day of incoming feedstocks. In practice daily incoming flows will be lower than this, but this volume will allow for seasonal fluctuations. The capacity of the site (in total material on-site at any one time) is estimated at 182,000 cubic yards. Calculations and assumptions documenting the capacity to manage this volume is contained in Table 2-4, (Appendix A). Market choices, management intensity, pile heights, and retention times can affect capacity significantly.

B. Descriptive Statement of Operations

(b) A descriptive statement of the operations conducted at the facility.

Delivery vehicles enter the site from either northbound or southbound Bruns Road and then access Bethany Lane and proceed via internal site roads. Much of the feedstock is collected by Oliveira's trucking business and customers are trained and educated as to what is and is not acceptable in the bins. The facility does not have a scale, but charges incoming customers based on the hauling cost plus the volume of material (based on truck size). The average delivery is approximately 32 cubic yards. At the maximum, peak flow of 2,500 cubic yards per day, the facility would have approximately 78 trucks per day accessing the site delivering feedstock. The site also accommodates employee vehicles and trucks delivering finished compost off-site. These truck trips are estimated at 30 trucks per day removing finished products and 30 vehicles per day for

employees and deliveries. Thus, on a peak day the site might need to accommodate 138 vehicle trips per day. The site is not open to the public, nor does it accept unscheduled deliveries.

Load Checking. All the feedstocks processed by Oliveira are source-separated, thereby greatly reducing the possibilities of major amounts of contaminants. All loads are given a visual load check when they are first collected at the site of the generator. Loads are further evaluated as they are dumped at the site and inspected by Oliveira staff.

Any contaminants identified while unloading the incoming materials are removed manually and disposed of on-site in 40 cubic yard roll-off bins that are emptied at a minimum of once per week, or more frequently as necessary. All loads of non-processables are delivered to a permitted solid waste disposal facility (typically the Fink Road Landfill).

Title 14 §17868.5 (a)(1) describes green material processing requirements and requires that incoming green material feedstocks undergo load checking to ensure that physical contaminants are no greater than 1.0 percent of total weight:

> *"A minimum of ten percent of daily incoming feedstock volume or at least one truck per day, whichever is greater, shall be inspected visually. If a visual load check indicates a physical contamination level greater than 1.0 percent, a representative sample shall be taken, physical contaminants shall be collected and weighed, and the percentage of physical contaminants determined. The load shall be rejected if physical contaminants are greater than 1.0 percent of total weight or if the load contains materials that do not meet the definitions of green material in section 17852(a)(21) or vegetative food material in section 17852(a)(20)(A)."*

Contaminants in the green material feedstock may not exceed one percent of the incoming green material received on a given operating day. Oliveira complies with this requirement by removing and segregating all contaminants from the incoming green material loads.

Unprocessed Material Receiving. Unprocessed green materials are delivered to the Cattle Feeding and Receiving Area (2.3 acres). The dimensions of the Cattle Feeding and Receiving Area are listed in Table 2-3. Capacity calculations are shown in Table 2-4 (Appendix A).

Cattle Feeding. The unloaded green materials are spread out so that the cattle can have access to the materials. The cattle typically spend 24 to 48 hours consuming delivered green material. Although it is not measured, it is estimated that the cattle consume 50 - 70% of the incoming green materials. The dimensions of the Cattle Feeding and Receiving Area are listed in Table 2-3 (Appendix A). Capacity calculations are shown in Table 2-4. (Appendix A).

Green Material Processing Area. Once the cattle have consumed what they will, the material is pushed up into a stockpile for grinding. Materials are unloaded in the processing area. A large grinder is used to size reduce the materials. Grinding of the feedstock reduces the volume of material and provides a uniform mixture of material and particle size. Ground materials are loaded directly into windrows for composting. The dimensions of the Green Material Processing Area are listed in Table 2-3 (Appendix A). Capacity calculations are shown in Table 2-4 (Appendix A).

In the event of an equipment breakdown or other unforeseeable circumstance that would prevent the processing of green waste within 72 hours, material may be stockpiled for no more than seven days. If the site cannot process (i.e., grind) feedstock within the required time frame, the material will be transferred to another facility for composting or beneficial reuse, or ither permitted facility. It is more likely however, in the event of a breakdown of both grinders, the facility would rent a replacement grinder of similar capacity from nearby contractors while repairs were being made.

Composting Area

The entire Oliveira property is approximately 50 acres, the compost manufacturing area comprises approximately 30 acres. Following chipping and grinding, the readied compost feedstock will be a uniform mixture. The initial density of the compost mix is assumed to be 0.35-0.45 tons per cubic yard. Water will be added to the material initially, as necessary, to achieve the targeted moisture content of between 40-60%. The actual amount of water added will vary seasonally, but will be maintained within an acceptable range (40-60%). The moisture content levels will be monitored daily. Typically Oliveira measures moisture content using the squeeze test to estimate moisture.

Windrow Composting. Historically the facility has used a simple windrow composting method. Processed material is placed into windrows and water is added via a water truck. Rows of processed green material may be as large as 10 feet high and 20 feet wide at the base, at least initially (windrows generally shrink as the composting process proceeds). The material is turned as needed using a specialized windrow turner. Windrow length depends on the physical limitations of the site, but will not extend beyond a maximum of 750 feet long.

The material will compost in the windrows for an eight to 12-week period. The compost would then mature in curing piles for a minimum length of at least four weeks. The mechanically turned windrows could hold compost for up to 6 months depending on the inflow rate and storage capacity. If residence time in a windrow exceeded 6 months, the compost would be screened and the finished compost stockpiled for testing and eventual off-site sale. The residual compost "overs" are stockpiled for a maximum of six months (especially if it is to be applied to adjacent

agricultural fields) and then removed to an approved disposal facility for beneficial reuse as ADC, or applied to agricultural land for beneficial reuse.

All compost will complete the two-step Process to Further Reduce Pathogens (PFRP). Once temperatures in the windrows have exceeded 131° F, temperatures are documented in the pathogen reduction log. At least one temperature reading is taken per 150 feet of windrow. After 3 daily consecutive temperature readings of above 131° F, the piles are turned. This process continues until the pile has been turned 5 times, while continuing to exceed 131° F for a minimum 15 day period (because of weekends, the PFRP process may take 19 or more consecutive days). The second step in the PFRP process involves taking a random and representative sample of compost per 5,000 cubic yards for laboratory analysis. The lab test will verify that the time/temperature process described above, resulted in pathogen indicator organisms below the regulated threshold (Please refer to the discussion on Monitoring and Testing, below).

Aerated Static Pile Composting. If required by regulatory agencies, Oliveira may develop the capacity to compost some (or all) of its feedstock via an Aerated Static Pile (ASP) composting system. ASP composting is fundamentally similar to the existing windrow system, except instead of periodically turning a windrow to re-establish porosity for natural convection, an ASP system uses fans to introduce oxygen to the piles of composting material.

The ASP system, while not designed, if needed, will likely be a relatively simple, positively-aerated, pipe-on-grade system. If ASP composting is implemented, it is likely to provide a "first stage" of composting, followed by windrow composting (described above) for additional composting and/or curing. The use of an ASP system would decrease compost residence time, so would not require any more space than is currently occupied by compost windrows.

The area where the ASP would be located would be compacted (with soil and/or gravel) as necessary to support the system. The ASP system would be a simple, pipe-on-grade system with small electrical fans providing periodic aeration to a series of horizontal, perforated HDPE pipes. Prepared feedstocks would be placed on top of the HDPE pipes. Once placed, the fans would provide aeration to the piles using a simple control system based on temperature feedback. The fans would be protected by low concrete blocks. The fans would be electrically-powered. The capacity of the ASP system will be calculated when it is designed, but it will include a modular approach so that it can be expanded as necessary. Aeration rates will be calculated to provide sufficient aeration to meet process and regulatory agency goals. The facility will place a "cap" of unscreened finished compost on top of each newly constructed ASP pile to serve as an insulating biolayer. The "cap" serves a number of purposes. It provides an insulating layer to help assure completion of the PFRP process (see below). It has also been shown to reduce VOC emissions

when properly moisturized and placed above ASP piles[1]. After a prescribed period of time (typically 21 to 30 days), the ASP piles would be broken down and the material would be moved to the windrow area for further composting and/or curing.

ASP achieves pathogen reduction in a shorter timeframe. ASPs are required to hold the pile temperature at or above 131° F for three days and there is no turning. It is assumed that there is an insulating layer on top to help assure that the mass of compost is exposed to three days at or above 131° F. If Oliveira develops an ASP system, it is likely that PFRP will be achieved and documented in the ASP piles and not in the windrows, though the windrows will also likely regularly achieve temperatures in excess of 131° F.

ASP piles are typically 8 feet high or less. Pipe spacing is generally equal to ½ the height of the piles. Individual piles may also be "extended" such that each lateral pile touches its immediate neighbor and so on, forming somewhat of a mass bed, though piles will still be managed individually. Pipe length is generally less than 80 feet. Implementing an ASP system will increase the capacity of the facility, by reducing material retention time, thus, it will not require any additional space.

Curing Area. After composting (whether windrow, ASP or a mix of the two technologies) is complete and the piles have achieved PFRP in accordance with 14 CCR regulations, the piles are broken down and moved into curing piles. Curing piles allow for the compost to further mature and increase in quality after pathogen reduction is complete in the active phase. To allow for final product stabilization and maturation, the compost will typically stay in the curing piles for a minimum of four weeks and a maximum of 3 months. The duration in curing allows for adequate time for the final stabilization and maturation of the compost to occur resulting in a consistent, high quality compost product. The end-use of the compost will dictate the necessary degree of maturation of the material (e.g., some end-users do not require a fully mature product).

The curing piles are constructed to a maximum height of up to 15 feet and from 15 to 30 feet wide. To be clear, for the purposes of estimating site capacity (in Table 2-4, Appendix A) piles were assumed to be 10 feet. However, in practice, piles may be as high as 15 feet, as the curing material has a lower oxygen demand as the windrows and/or ASP piles. The length of the piles will depend on the available space but are typically less than 300 feet long.

Curing piles are constructed using a loader and to ensure highly compacted "dead zones" are not created. It is common for temperatures to increase when first placed in the curing pile as air is reintroduced to the system. This aids in further maturation of the material.

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[1] *"Green Waste Compost Emissions Reductions from Solar-powered Aeration and Biofilter"*, SJVAPCD May 2013.

A minimum spacing of 15 feet between curing piles will be maintained to allow for fire department access (unless otherwise dictated by the fire department). If temperatures are above 170°F during monitoring, corrective action measures will be used to lower and manage temperatures to an acceptable level.

Monitoring and Testing. The goal of the composting operation is to prepare useable, marketable compost end products. To assure the quality of the end products, several quality control and process monitoring procedures are be conducted.

Materials in different stages of the composting process (feedstock, active, curing, and finished) will be stored separately to avoid potential cross-contamination between materials that have and have not completed PFRP.

The Facility will submit a composite sample for laboratory analysis for pathogen reduction, metal concentrations, and physical contamination per Sections 17868.1, 17868.2, and 17868.3. These are summarized in Table 2-1 (Appendix A). Per Article 7, Section 17868.1, one representative and random composite sample will be collected per 5,000 cubic yards of compost produced and sent to a state certified laboratory for analysis. Analytical limits are shown in Table 2-2 (Appendix A).

Oliveira will follow the required sampling protocol from Title 14 (§17868.1) when collecting samples for lab analysis:

> "A composite sample shall be representative and random, and may be obtained by taking twelve (12) mixed samples as described below.
> (1) The twelve samples shall be of equal volume.
> (2) The twelve samples shall be extracted from within the compost pile as follows:
> (A) Four samples from one-half the width of the pile, each at a different cross-section;
> (B) Four samples from one-fourth the width of the pile, each at a different cross-section; and,
> (C) Four samples from one-eighth the width of the pile, each at a different cross-section."

Maximum acceptable pathogen concentrations will be confirmed through analysis for density of fecal coliform and density of *Salmonella sp.* bacteria. The density of fecal coliform in compost shall be less than 1,000 Most Probable Number (MPN) per gram of total solids (dry weight basis), and the density of *Salmonella sp.* bacteria in compost shall be less than three MPN per four grams of total solids (dry weight basis).

Compost will not be removed from the facility until after test results are received confirming the materials have met the maximum acceptable metal concentrations the pathogen reduction requirements, and the physical contamination requirements. If materials do not meet these requirements it shall be designated for additional processing, disposal, or other use as approved.

Table 2-2 (Appendix A) summarizes required analytical testing. Finished compost is tested in accordance with the requirements of 14 CFR §17868.2,17868.3, and §17868.3.1. Copies of all test results and monitoring activities are kept at the facility's administration office for inspection by the LEA and other regulatory agencies. Additional monitoring will be provided in compliance with Title 14 requirements and as required by the LEA.

Windrow temperatures are monitored daily during the pathogen reduction period (§17868.3(c)). At least one temperature reading will be taken per every 150 feet of windrow. A minimum stabilized temperature of not less than 55° Celsius (131° Fahrenheit) is maintained for a minimum of 15 consecutive days. Hand-held temperature probes are used to monitor temperatures. A composite sample of the finished compost product will be taken per every 5,000 cubic yards produced to ensure it meets the maximum acceptable metal concentration limits specified in California Code of Regulations (CCR) Title 14, Section 17868.2, pathogen reduction requirements specified in CCR title 14, Section 17858.3., and the physical contaminants limits specified in CCR Title 14 Section 17868.3.1

Pathogen Reduction/Metals/Physical Contamination Sampling

In the event that any future analysis of pathogen indicators, heavy metals, or physical contaminants returns a result in excess of regulated limits, Oliveira will follow the following protocol:

1. The material will be retained on-site, the LEA will be informed, and a new, random, composite sample will be taken and submitted for analysis to confirm the previous results.
2. If a resample and/or a re-test continues to return elevated pathogen, metals, or physical contaminant numbers, an investigation will be initiated to determine the cause and mitigation measures would be developed.
3. During the investigation, the parent material that was sampled will be isolated pending the results of the analysis.
4. If the re-sample confirms numbers in excess of regulated limits the facility will, in consultation with the LEA, either:
    a. Compost the material in an active windrow (following the traditional time/temperature relationship described above) to ensure pathogen reduction; and then re-test the material to ensure that it is now within regulatory limits prior to sale or use, or, if not:

b. Find an approved use for the material such as use as alternative landfill cover; or

c. Arrange for permitted disposal of the material.

In the event that compost windrows do not remain at or above 131° F for the 15 days/5 turns as required by Section 17868.3, the operator will inform the LEA and either extend the pathogen reduction process until the temperature requirements are met or will re-form the windrows and repeat the pathogen reduction process, ensuring that the requirements of Section 17868.3 are met.

C. Facility Layout and Dimensions

(c) A schematic drawing of the facility showing layout and general dimensions of all processes utilized in the production of compost including, but not limited to, unloading, storage, processing, parking, and unloading areas.

A Site Location Map is included in Appendix C as Figure 1. Figure 2 shows the property boundaries and surrounding land uses. A detailed Site Plan is included in Appendix C as Figure 3. Figure 4 shows general traffic flow. The Site Plans show key dimensions of the site, the access roads, and two "Composting Areas". These areas will accommodate windrows, aerated static piles, or a combination of both. Table 2.3 summarizes dimensions of the various processing locations (please see Appendix A). There are approximately 9.8 acres of available compost processing area. Ample parking for all employees and visitors is available in the truck parking and office area. Incoming green material is unloaded at the Cattle Feeding and Unloading Area.

D. Nuisance and Public Health Controls

(d) A description of the proposed methods used to control leachate, litter, odors, dust, rodents, and insects, for example, how the operator will store, process and incorporate food material and vegetative food material into windrows or static piles, timeframes for inclusion of material, collection and containment of leachate, passive and active vector controls, methods to monitor effectiveness of control measures.

Leachate Control. Leachate (free liquid emanating from within the composting piles or from stored feedstock) may occur during wet periods or if the piles have been saturated with moisture. Watering the piles only enough to provide adequate moisture within the compost piles minimizes leachate creation. Composting uses a lot of water, so it is likely that there will be few times when there is too much water present in the windrows, the opposite is usually true. Limiting moisture addition to the storage piles to just enough for dust control will also minimize leachate. Contact with the public is minimized since the site is not open to the public and does not accept unscheduled deliveries. If any piles are found to be generating leachate, free liquid will be absorbed with chipped green material, scooped up and added to the appropriate pile. Watering schedules

will be adjusted accordingly to minimize added water. The site is graded and designed so that all water on the site flows to the stormwater retention pond (See Figure 3, Appendix c.)

Litter Control. Because the Facility only accepts pre-screened, source-separated feedstocks, litter generation at the site is minimal. Litter control measures built-in to facility design include:

- Minimization of acceptance of litter-rich feedstocks.
- Daily patrolling of aisles, processing areas, access roads, and the site perimeter to remove accumulated litter.
- Daily patrolling of those areas where litter fencing has been installed [the facility will install litter fencing (and/or redundant fencing) in areas where it is deemed necessary in consultation with the LEA].
- Adjacent properties will be patrolled daily to check for blowing litter. Any accumulated litter will be removed and placed in a bin for eventual disposal at a permitted facility.

Odor Control. The facility has developed and maintains a site-specific Odor Impact Minimization Plan (OIMP) for the compost operation. The OIMP is maintained at the Facility Administration office. The OIMP contains site-specific management practices and standard operating procedures for minimizing off-site odors from the compost facility. The current OIMP is contained in Appendix D. OIMP activities include daily on and off-site patrolling/monitoring for odors from the site, preventing odorous materials from entering the site, preventing anaerobic conditions, removing material in a timely manner, and following Best Management Practices for composting.

Dust Control. Potential dust emissions from the facility are from the grinding, screening, and windrow turning, loading and unloading of trucks, and from road traffic. The facility access roads are watered several times daily as needed to minimize dust. The windrows are watered to maintain adequate moisture content. Two 3,500-gallon water trucks also provide dust control at the site. Dust from incoming vehicles will be minimized by periodic watering of on-site roads and aisles. Material screening is scheduled with the intent to minimize dust creation and dispersal. Oliveira monitors weather conditions and uses these to guide daily operations. To further control dust, Oliveira suspends all material handling activities when wind speeds consistently exceed 15 miles per hour (or gusts are in excess of 25 miles per hour). The primary means of dust control is the water trucks, which patrol the site daily during processing operations. Water is primarily sprayed on roads, but will also be sprayed on the grinder or on the windrows during turning. Additional dust control measures will be developed if warranted.

Noise Control. Noise is controlled through the proper use and maintenance of mufflers on equipment, both stationary and mobile. The largest source of noise on-site is the grinder. The nearest residence is approximately one-half mile from the grinder. The grinder noise will attenuate over distance and is also buffered by large piles of stockpiled organic materials.

Vector Control. Vectors, such as birds, rodents, and insects, have not posed significant problems to date at the facility. However, standing water from the water truck could become a fly or mosquito attractant. Any standing water will be absorbed using processed green material as an absorbent. Over-watering will be minimized to reduce the possibility of standing water. Water in the stormwater retention pond will be monitored for fly and mosquito activity. If the pond attracts vectors, Oliveira will contract with a pest control company to provide mitigations. It is expected that water from the pond will be used for dust control and process water early in the composting process (ahead of PFRP). It is further expected that the pond will be dry most of the year.

Pathogenic Organisms/Bioaerosols. *Aspergillus Fumigatus* is the most common bioaerosol associated with composting operations, though it is commonly found in many situations. Existing research on *Aspergillus Fumigatus* has established that it is a ubiquitous fungus to which people are exposed on a regular basis without causing illness or disease. The former CIWMB issued an LEA Advisory entitled "*Aspergillus, Aspergillosis, and Composting Operations in California*" (LEA Advisory No. 6, December 16, 1993). This technical bulletin addressed many of the commonly asked questions about *Aspergillus Fumigatus* and potential health effects, as well as presented the best management practices (BMPs) for composting operations to reduce the potential for exposure and distribution of *Aspergillus* spores.

Subsequent to that report, the California Department of Health Services, Division of Environmental and Occupational Disease Control, Environmental Health Investigations Branch prepared a report called *"Bioaerosols and Green Waste Composting in California"*, (June, 1999). This report concluded that "No significant new or insightful information concerning the relationship of *Aspergillus Fumigatus* to health effects has been published since Technical Bulletin No.1, "*Aspergillus, Aspergillosis, and Composting Operations in California*". The report clarified the earlier findings and provided more up-to-date citations. The report concluded that healthy individuals are at minimal risk for infection from *Aspergillus,* regardless of exposure, and individuals with lung damage are susceptible to *Aspergillus* infection from any source, not specifically from composting.

In general, minimizing dust reduces the potential for *Aspergillus* transport. Oliveira does the following to minimize dust transport:

- Regular watering of roads, alleyways and pile surfaces.

- Maintaining adequate moisture in the compost piles.
- Monitoring of wind patterns prior to and during screening and turning operations.

Hazards. The Oliveira facility is not open to the public nor does it accept unscheduled deliveries. This reduces the inherent hazard potential of the site significantly. The General Manager ensures that all personnel assigned to a given operation are trained in required operations and maintenance and the identification of physical contaminants. At least one employee will be trained in hazardous waste identification. Employees are trained for operations surrounding free ranging cattle. Employees are further trained in basic OSHA safety measures, these include:

- Minimizing risks
- Personnel safety (use of appropriate safety clothing and protective gear)
- Proper operations and maintenance of equipment
- Overall site safety

Nuisances. Vectors, odors, dust, litter, and noise could all potentially contribute to nuisance conditions. However, each of these areas is addressed by the preceding text. Oliveira seeks to minimize the nuisance potential in each of these areas and is committed to working with the LEA and other agencies to assure no nuisances are created.

Fire Prevention, Protection, and Control. The main potential fire hazard within the compost operation are large, dry, piles of incoming material. Large, dry piles of screened overs are also a concern. Surface fires (fires which start and spread on the exterior surface of materials and remain exposed) are another hazard. Surface fires could potentially be started by lightning strikes, sparks from welding equipment, sparks or heat from operating equipment which ignite oil or dust particles, and wildfire. However the biggest concern for a fire at the facility is via spontaneous combustion. Spontaneous combustion can occur when a pile of organic material is generating more biological heat then it can dissipate.

Oliveira employs a number of Best Management Practices to reduce the potential for fires at the facility. These include:

Design/Structural Considerations

- Providing sufficient space to avoid exceeding the fire-safe height of piles [maximum of 12 feet for active windrow piles (Per Table 2-4, pile capacity was estimated using 10 feet, but piles may be as high as 12 feet), curing piles may be higher];

- Providing access to piles for firefighting equipment (15-foot wide lanes minimum between curing pile rows);

- Providing space to spread piles out. The current screening area between the curing pile and active pile areas provides additional open space if necessary;

- A minimum of 2 front end loaders will be available for use in moving and spreading out stored material for firefighting (though the facility currently has 5 front end loaders and in the event of a large fire, all would likely be used for fire-fighting; and

Operational/Management Practices

- Avoid active windrow pile heights greater than 12 feet (curing piles may be as high as 15 feet), and monitor for vents in deep piles. Use these vents to monitor internal pile temperatures if they develop;

- Visually inspect the piles for signs of hot spots. Indicators include evidence of vents, fissures, wet spots, and fissures of steam;

- Locate the hot spot before it turns into a fire. Seek out the hottest spot in the pile during routine temperature monitoring in the active piles. If there is a suspected hotspot in a curing pile, utilize a temperature probe to monitor and identify suspected hot spot.

- Monitoring internal temperature of piles during the active phase (fire potential if greater than 170° F for corrective action);

- Pile temperatures should be reduced by decreasing the pile height if storage pile temperatures reach greater than 170° F. Corrective actions shall be noted in the facility Operations log.

- Precautionary measures will be taken, as necessary, by personnel prior to breaking into an overly hot pile to avoid potential of a fire.

In addition, the Oliveira facility implements a variety of fire prevention, protection, and control measures at the facility, these include:

1. Incoming green materials are processed within 7 days of receipt (after they have been browsed by the cattle). This relatively quick turnaround time minimizes their potential to spontaneously combust.
2. The facility has two 3,500-gallon water trucks which are on-site at all times to provide fire-fighting assistance.
3. Windrow temperatures are monitored daily during the high-temperature pathogen reduction phase and all compostable material stockpiles will be monitored and prevented from exceeding 170° F. Although the windrows are not the most likely place for spontaneous combustion to occur, if staff notices temperatures above 170° F, they will notify management who will take steps to lower the temperature. Although turning may immediately lower the temperature (and that may be the first course of action), ultimately if the piles, as built are routinely reaching temperatures above 170° F, they will need to be built lower so that the generated heat is able to dissipate before building up.
4. All access roads are at least 25 feet wide, providing adequate access for fire control equipment.
5. The grinder is cleaned after every shift and any accumulated material is cleaned away.
6. Fire extinguishers are maintained on all major pieces of equipment, by all fuel tanks, and in the Shop.

E. Equipment Breakdown or Power Failure

(e) A description of the proposed emergency provisions for equipment breakdown or power failure.

The critical material handling equipment (loaders) is diesel-powered, so they are not subject to power failure. Depending on the expected length of the outage (i.e., if it was predicted to be longer than a 24-hour outage) Oliveira can rent grinders and screens as needed from locally-based contractors. In the event of equipment breakdowns, Oliveira can rent equipment from nearby contractors.

In the event of an equipment breakdown or other unforeseeable circumstance that would prevent the processing of green waste within 48 hours, material may be stockpiled for no more than seven days. If the site cannot process (i.e., grind) feedstock within the required time frame, the material will be transferred to another facility for composting or beneficial reuse, or landfilled, as appropriate and approved. However, it is likely, in the event of a major grinder breakdown, Oliveira would arrange for a replacement grinder either through nearby contractors, equipment vendors, or from nearby facilities.

F. Storage Capacity

(f) A description of the storage capacity, feedstock pile sizes, and anticipated maximum and average length of time compostable materials will be stored at the facility.

Compost is stored at the facility for up to 180 days, depending on market conditions. Using average pile sizes, (windrows 10 feet high and 20 feet at the base) calculations of site capacity were created [in practice, especially at the beginning of the process, windrows may be as high as 15 feet, thus the calculations in Table 2-4 (Appendix A) are somewhat conservative]. Dimensions for all processing and receiving areas are shown in Table 2-3 (Appendix A), Storage capacities of each area are listed in Table 2-4 (Appendix A). Figures 3 & 4 (Appendix C) also shows designated areas for incoming feedstock and storage of finished compost.

The maximum amount of material that can be received per day is not limited by the size of the receiving area. Oliveira controls a large percentage of the material that is delivered and could re-schedule/re-route deliveries if for some reason the site was receiving an unusual peak flow of deliveries. The annual site capacity is approximately 728,771cubic yards (182,193 x average retention time of 90-days) (see Table 2-4, Appendix A). The approximate amount of volume that could be stored at any one time is approximately 182,193 cubic yards, but that volume could be "turned" approximately 4 times assuming an average retention time of 90 days.

G. Facility Equipment

(g) A description of compostable materials handling equipment used at the facility including type, capacity, and number of units.

Processing equipment to be used for the Facility is shown in Table 2-5 (Appendix A).

H. Annual Site Capacity

(h) Anticipated annual operation capacity for the facility in cubic yards.

Storage capacity for each discrete processing area is shown in Table 2-4 (Appendix A). The facility expects to have the capacity to produce up to 500,000 cubic yards of finished organic products annually. Actual capacity will fluctuate based on market conditions, management intensity, availability of equipment, etc. Not all of this will be stored at the facility at any one time, feedstocks come in daily and finished compost products (both fines and overs) also go out every day.

I. Unusual Peak Loads

(i) A description of provisions to handle unusual peak loadings.

To handle additional throughput or unusual peak loadings, Oliveira can increase the use of processing equipment. Oliveira does not accept unscheduled deliveries and is not open to the public. Therefore, unusual peak loadings are less likely to occur. If necessary, during an unusual peak loading event, Oliveira will work with its customers to temporarily divert materials from the site.

J. Storage and Disposal of Residues

(j) A description of the proposed method for storage and final disposal of nonrecoverable or nonmarketable residues.

Any residues or nonrecoverable materials encountered during the daily operations will be disposed of utilizing on-site trash containers. Trash containers will be serviced within 48 hours. Dumpsters are typically hauled to the Fink Road Landfill.

K. Process Water Supply

(k) A description of the water supplies for process water required.

Water for process needs, dust control, and fire protection is provided by the nearby Byron-Bethany Irrigation District. The facility also has two wells on the property which provide back-up. Two 3,500-gallon water trucks move water around the site.

L. Oversight Personnel

(l) Identification of person(s) responsible for oversight of facility operations.

Brian Oliveira
Oliveira Enterprises, Inc.
8005 Bruns Rd.
Byron, CA 94514
209-835-9382

Emergency Contact Number: 209-321-0841

M. Site Restoration

(m) A description of the proposed site restoration activities, in accordance with section 17870.

The compost facility is not designed with a pre-scheduled termination date. However, the Facility will cease operations in compliance with CCR title 14 Section 17870. Thirty days prior to beginning site restoration, Oliveira will notify the enforcement agency in writing of the intent to perform site restoration. The grounds and drainage areas will be cleaned of all residues and

compostable materials (which will either be sold, or spread on appropriate agricultural land or disposed of at a permitted solid waste facility). All machinery will be cleaned and removed or stored securely. Were the facility to cease composting operations, it would likely revert to agricultural uses.

N. Odor Impact Minimization Plan

(n) An Odor Impact Minimization Plan pursuant to Section 17863.4.

An Odor Impact Minimization Plan (OIMP) is included as Appendix C. The OIMP has been developed to provide guidance to on-site personnel in the handling, storage, and removal of compostable materials, in accordance with 14 CCR, Section 17863.4. This OIMP will be revised as necessary to reflect any changes in the design or operation. A copy of the revisions will be provided to the LEA within 30 days of the changes. In addition, this OIMP will be reviewed annually to determine if any revisions are necessary.

The main components of the OIMP are as follows:

1. Odor Monitoring and Data Collection Protocol
2. Meteorological Conditions
3. Complaint Response Protocol
4. Design Considerations for Minimizing Odors
5. Operating Procedures for Minimizing Odors

Section 3
COMPOST OPERATION AND FACILITY RECORDS

A. Record Keeping Requirements

§17869. General Record Keeping Requirements. All compostable materials handling operations and facilities shall meet the following requirements:

(a) All records required by this Chapter shall be kept in one location and accessible for five (5) years and shall be available for inspection by authorized representatives of the Department, EA, local health entity, and other duly authorized regulatory and EAs during normal working hours.

Records are kept in the Oliveira Enterprises, Inc. office at 8005 Bruns Road, Byron, and are available for review during normal working hours. Table 3-1 (Appendix A) summarizes the facility's recordkeeping requirements.

B. Log of Special Occurrences

(b) The operator shall record any special occurrences encountered during operation and methods used to resolve problems arising from these events, including details of all incidents that required implementing emergency procedures.

A record of special occurrences will be maintained. The nature of the special occurrences and the methods used to resolve problems arising from these events, including details of all incidents that required implementing emergency procedures will be recorded. Special occurrences may include but are not limited to: fires, injury and property damage, accidents, explosions, receipt or rejection of prohibited wastes, lack of sufficient number of personnel pursuant to §17410.2, flooding, earthquake damage and other unusual occurrences.

In addition, the operator will notify the LEA by telephone and email within 24 hours of all incidents requiring the implementation of emergency procedures, unless the LEA determines that a less immediate form of notification will be sufficient to protect public health and safety and the environment.

C. Public Complaints

(c) The operator shall record any public complaints received by the operator, including:
(1) the nature of the complaint,
(2) the date the complaint was received,
(3) if available, the name, address, and telephone number of the person or persons making the complaint, and
(4) any actions taken to respond to the complaint.

A record of all public complaints received by the operator will be maintained. The record will provide the nature of the complaint, the date and time the complaint was received, complainant contact information, if provided, and any actions taken by the operator to resolve the complaint.

D. Feedstock Received and Products Produced

(d) The operator shall record the quantity and type of feedstock received and quantity of compost and chipped and ground material produced.

The facility does not have a scale, but charges incoming customers based on the hauling cost plus the volume of material (based on truck size). Most incoming trucks are approximately 32 cubic yards. The material entering the facility has a typical bulk density of 200 to 500 pounds per cubic yard. The quantity and type of feedstock received each day is recorded. The quantity and type of material produced (compost and ground material) removed from the site daily is recorded. The material leaving the facility has a typical density of 1,000 pounds per cubic yard, but the bulk density can fluctuate depending on moisture content (lighter in the summer, heavier in the winter months). The quantities of material will be recorded in cubic yards.

E. Load Checks

(e) The operator shall record the number of load checks performed and loads rejected.

A minimum of ten percent of the daily incoming feedstock volume or at least one truck per day, whichever is greater, will be inspected visually for contamination or prohibited wastes. If unacceptable material is found, the load will be rejected.

Daily records of load checks will be maintained and indicate any unacceptable materials found or loads rejected.

F. Recording of Test Results

(f) The operator shall record all test results generated by compliance with Article 7 of this Chapter, including but not limited to, metal concentrations, physical contamination limits, fecal coliform and Salmonella sp. densities, temperature measurements, and dates of windrow turnings; chipping and grinding operations and facilities must record the determinations of the percentage of physical contaminants required by section 17862.1(d).

The laboratory reports received with the results of testing for metal concentrations, physical contamination limits, fecal coliform and *Salmonella sp.* densities will be maintained in the office. Records for completion of the pathogen reduction process such as temperature measurements and the dates when the windrows are turned (for windrows) or just temperatures (for ASPs) will be maintained in the office.

G. Serious Injuries

(g) The operator shall record and retain records of any serious injury to the public occurring on-site and any complaint of adverse health effects to the public attributed to operations. Serious injury means any injury that requires inpatient hospitalization for a period in excess of 24 hours or in which a member of the public suffers a loss of any member of the body or suffers any degree of permanent disfigurement.

The facility is not open to the public. Records are kept for injuries to employees.

H. Training Records

(h) The operator shall retain a record of training and instruction completed in accordance with section 17867.5.

Training records will include the date of the training, the topic(s) covered, a list of all attendees, and a copy of the training materials.

I. Recordkeeping

(i) Each operator shall maintain records in accordance with Title 14, California Code of Regulations, Division 7, Chapter 9, Article 9.25, Section 18815.1 et seq. The records shall be available for inspections as authorized by that article during normal business hours and retained in the operating record near the site or in an alternative location approved by the Local Enforcement Agency.

Oliveira will work with the LEA to provide whatever existing and future records are required to be kept and/or reported, including §18815.1 et. al.

Regulations recently codified by SB 1383 become effective on January 1, 2022. The new regulations will require the following:

§17867 (16) The operator shall determine the quarterly percentage of organic waste contained in materials sent to landfill disposal.

§17869 (e) The operator shall maintain the following records under this section

(1) The quarterly percentage of organic waste contained in materials sent to landfill disposal as calculated pursuant to Section 17867(a)(16).
(2) Daily outgoing weights of material sent to disposal.
(3) Daily outgoing weights of compost or chipped and ground material produced.
(4) Daily incoming weights by material type.
(5) The weight of compostable material sent offsite to any destination(s) other than an authorized permitted solid waste facility or operation.

(j) The operator shall provide the EA all requested information and other assistance so that the EA can verify that the measurements conducted by the operator are consistent with the requirements of Section 17867(a)(16). The EA shall conduct such verification through:
(1) The review of records required by this section; and
(2) The periodic, direct observation of measurements at a frequency necessary to ensure that the operator is performing such measurements in a manner consistent with this section.

(k) If, at any time, the EA determines that the records required by this section indicate that compostable material is sent offsite to any destination(s) other than an authorized permitted solid waste facility or operation, the EA shall directly observe any compostable material onsite designated for such offsite

destination(s). If physical contaminants, based on visual observation, clearly exceed the limits in Section 17852(a) (24.5)(A)1., the EA may require the operator to further process such material.

Section 4
STORMWATER MANAGEMENT SYSTEM

The facility redesigned its berms and pad to direct all pad runoff to an engineered stormwater retention pond as part of compliance with the State Water Quality Control Board's Compost General Order. The approximate location of the stormwater pond is shown on the Site Plans (Figures 3 & 4, Appendix C).

Stormwater Controls

The stormwater runoff monitoring point is shown on Figure 3 (Appendix C). All contact runoff is diverted to the lined wastewater storage pond. Sampling from the monitoring point will occur when excess runoff from a larger than design storm fills the wastewater treatment/storage pond to capacity. The sampling point, shown on Figure 3, only will be utilized in the extremely rare event that the pad becomes completely inundated and discharges offsite.

Oliveira will use any water detained in the pond for water addition and dust control around grinding and early compost process moisture addition (ahead of PFRP). Because of this it is expected that the pond will be dry most of the year. However, in the unlikely event that sufficient water is detained and becomes stagnant it could become an odor source or fly breeding source. Were this to occur, Oliveira would likely use a portable aeration system to add aeration to the pond. The State Water Resource Control Board General Order requires Oliveira to manage the pond to prevent mosquito breeding and odors:

> *"8. Detention ponds…must be managed to maintain a dissolved oxygen concentration in the upper zone (one foot) of at least 1.0 milligrams per liter (mg/L).*
> *9. Detention ponds… shall be managed to mitigate breeding of mosquitoes including, but not limited to the following:*
> *a. An erosion control program shall be implemented to ensure that small coves and irregularities are not created around the perimeter of the water surface.*
> *b. Weeds shall be minimized through control of water depth, a shoreline synthetic liner, harvesting, or herbicides.*
> *c. Dead algae, vegetation, and debris shall be removed from the water surface.*
> *d. Coordination with the local mosquito abatement or vector control district to supplement the measures described above in cases where other methods are infeasible."*

Additional detail on how Oliveira will manage their stormwater detention pond are included in the Technical Report submitted to the San Francisco Bay Area Regional Water Quality Control Board.

- D R A F T -

Appendix A
TABLES

Data tables from the RCSI follow this page.

Table 2-1
Summary of Analytical Testing

Material Type	Required Testing	Testing frequency
Finished compost	Metals	Every 5,000 cubic yards
	Pathogens	Every 5,000 cubic yards
	Physical contaminants	Every 5,000 cubic yards

Table 2-2
Regulatory Limits

Material Type	Required Testing	Regulatory Limit	Regulatory Reference
Heavy Metals	Arsenic (As)	41 mg/kg	§17868.2
	Cadmium (Cd)	39 mg/kg	
	Chromium (Cr)	*	
	Copper (Cu)	1500 mg/kg	
	Lead (Pb)	300 mg/kg	
	Mercury (Hg)	17 mg/kg	
	Nickel (Ni)	420 mg/kg	
	Selenium (Se)	100 mg/kg	
	Zinc (Zn)	2800 mg/kg	
Pathogens	Fecal coliform	<1000 MPN/g	§17868.3
	Salmonella	<3 MPN/4g	
Physical Contaminants	Physical contaminants	<0.5% physical contaminants (greater than 4 mm)**	§17868.3.1

* There is no regulatory limit for Chromium, but it must be tested for and records of testing maintained.

** No more than 20 percent of the 0.5% can be film plastic.

Table 2-3
Facility Dimensions

Area	Length (feet)	Width (feet)	Acres
Truck Parking and Office	~885	~110 – 340	4.5
Cattle Feeding & Receiving Area	455 – 475	175 - 225	2.3
Composting Area (1)	475 - 540	460	5.3
Composting Area (2)	~575 - 705	310	4.5
Curing/Final Product Storage Area	354 – 570	575	6.0
Drainage Pond	~540	~225	2.8

Lengths and widths are estimates based on preliminary measurements and were calculated using GIS software. Including the above, plus unusable areas, roads, etc. the composting site is approximately 30 acres.

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Table 2-4
Storage Capacity

Material	Total Area for storage (ft^2)	% of Area available for storage*	Percent of Area Available for Storage	Pile Height (feet)*	Total volume of material (cubic yards)	Estimated material density (lbs/cy)	Length of time on site (days) Maximum	Average
Feedstock	100,188	60,133	60.0%	10	22,264	500	1	7
Active compost	426,888	259,400	60.8%	10	96,129	750	21	28
Curing compost	130,680	82,530	63.2%	10	30,589	750	30	90
Stabilized compost	119,352	75450	63.2%	10	30,589	900	30	90
Overs	11,328	7,080	62.5%	10	2,622	500	1	14
Total capacity	788,436	484,573	61.5%		182,193			

* Pile heights in this table are for the purposes of capacity calculations, not regulatory limits, pile heights may exceed 10 feet in practice.

Assumptions

Feedstock	Total area = 2.3 acres
	Area of piles = 60% of the total
Active Compost	Total area = 9.8 acres
	Area of piles = 15 piles at 20 feet wide by 450 feet long plus 10 piles at 20 feet wide by 622 feet long
Curing Compost	Total area = 1/2 of 6 acres = 3 acres
	Area of piles = 9 piles at 20 feet wide by 458.5 feet long
Stabilized Compost	Total area = 1/2 of 6 acres = 3 acres
	Area of piles = 9 piles at 20 feet wide by 458.5 feet long minus 1 pile (of overs) at 20 feet long by 354 feet long
Overs	Total area = 1 pile at 20 feet wide by 354 feet long plus one aisle at 12 feet wide and 354 long

Lengths and widths used to calculate total area for storage, are estimates based on preliminary measurements and were calculated using GIS software, thus long-form calculations may return slightly different results.

Table 2-5
Compost Facility Processing Equipment

Equipment Type	Model	Capacity	Number
Horizontal Grinder	Vermeer HG 6000 (or equivalent)	250 cu. yds./hour	1
Horizontal Grinder	Vermeer 6800 (or equivalent)	300 cu. yds./hour	1
Compost Turner	Vermeer TX 718 (or equivalent)	12,000 cu. yds./hour	1
Trommel Screen	Vermeer TR626 (or equivalent)	250 cu. yds./hour	2
Front-end Loader	Cat 930 K (or equivalent)	7 yard bucket	1
Front-end Loader	Cat 938 K (or equivalent)	5 yard bucket	1
Front-End Loader	John Deere 624K (or equivalent)	8 yard bucket	1
Front-end Loader	John Deere 644K (or equivalent)	7 yard bucket	1
Front-end Loader	CAT 950 H (or equivalent)	7 yard bucket	1
Front-end Loader	Komatsu WA 430 (or equivalent)	4 yard bucket	1
Excavator	Kobelco 210 (or equivalent)	2 yard bucket	1
Water Trucks	Peterbilt, Ford	3,500 gallon	2

Table 3-1
Recordkeeping Requirements

Item	Recorded	Submitted
Log of Special Occurrences	On occurrence	Inspected by LEA monthly, reported quarterly
Incoming tonnage records	Daily	Inspected by LEA monthly, reported quarterly
Outgoing tonnage records	Daily	Inspected by LEA monthly, reported quarterly
Metals, pathogens and inerts testing	Every 5,000 cubic yards	Inspected by LEA monthly, reported quarterly
Load checks	Daily	Inspected by LEA monthly
Temperature and turning logs	Daily	Inspected by LEA monthly, reported quarterly
Vehicle logs	Daily	Inspected by LEA monthly, reported quarterly
Employee or customer injuries	Upon occurrence	Inspected by LEA monthly, reported quarterly
Employee or customer complaints	Upon occurrence	Inspected by LEA monthly, reported quarterly
Narrative of material added or removed	Quarterly	Inspected by LEA monthly, reported quarterly
Quarterly reports	Quarterly	Submitted to LEA quarterly
Monthly inventory report	Monthly	Inspected by LEA monthly, reported quarterly
Monthly site map	Monthly	Inspected by LEA monthly
Training records	As training occurs	Inspected by LEA monthly

Table 5-1
Compliance with State Minimum Standards

Minimum Standard[2]	Compost Facility
GENERAL DESIGN REQUIREMENTS	
Siting on Landfills (§17865)	The Oliveira site is not located on a landfill.
Designed to Meet Operational Requirements (§17866)(a)	The design of the facility will enable the operator to comply with all operational requirements. Please see below under "General Operating Standards"
Expert Advice (§17866)(b)(1)	The Oliveira facility will rely on in-company expertise as well as professional consultants and engineers as necessary for design of any new systems or structures.
Design Based on Service Area (§17866)(b)(2)	The design of the facility is based on over 8 years of operating at this site, serving the current customer base.
GENERAL OPERATING STANDARDS	
Feedstock Prohibitions (§17867 (a)(1)) & (§17855.2)	No unprocessed mammalian tissue, including but not limited to, flesh, organs, hide, blood, bone and marrow, treated, or untreated medical waste, or hazardous waste will be accepted or composted at the site.
Odor Impacts (§17867 (a)(2)	The Oliveira facility operates under an Odor Impact Minimization Plan, which has been effective in minimizing odor impacts from the facility since 2012. There are very few receptors within the project area. See Section 2, D, page 2-9.
Leachate, Vectors, Dust, Odors, Litter, Hazards, Nuisances, Noise, Pathogenic Organisms. (§17867)(a)(3)	The Oliveira facility's operational practices to reduce or minimize vectors, odor impacts, litter, hazards, nuisances, and noise impacts and minimizes human contact with dust, particulates, and pathogenic organisms is described in Section 2, D (starting on Page 2-8) of this RCSI. The facility will notify the LEA within 24 hours by phone and email, should any procedure requiring implementation of OIMP procedures be required, and will notify the LEA within 24 hours of the response to all written complaints regarding the facility for any reason (noise, odor, dust, nuisance, etc.).

[2] Citation is from Title 14 California Code of Regulations, Chapter 3.1 Composting Operations Regulatory Requirements, Article 5, Composting Operation and Facility Siting and Design Standards.

Table 5-1
Compliance with State Minimum Standards (Cont.)

Minimum Standard[3]	Compost Facility
Load Checking (§17867)(a)(4) (§17868.5(a)(1)	All incoming loads of green material feedstock are given a visual load check evaluation. A minimum of 10 percent, or at least one truck per day will be given a formal load check. Load check documentation will be filed (including the number of load checks, a description of any contamination, and a description of the final disposition of contaminants encountered), at the Facility administration office. Spotters who direct the unloading process do additional load checking. Any unacceptable materials are removed using front end loader and consolidated in a debris box prior to removal to an appropriate disposal site. Load checking will include both visual observation of incoming waste loads and load sorting to quantify the percentage of physical contaminants and detect receipt of unacceptable feedstock (e.g. feedstock that does not meet the definition of green material).
Contamination of Material which has Undergone Pathogen Reduction ((§17867)(a)(5)	Oliveira manages its composting process to separate fresh materials from older, post-PFRP materials. In general, finished screened compost is stored upgradient from newer feedstocks so as to minimize the potential for cross contamination via stormwater. A protocol for how to handle the failure of a pathogen test is contained in Section 2, D, page 2-10 of this RCSI..
Unauthorized Access (§17867) (a)(6)	The entire Oliveira facility is fenced, with a gate that is locked during non-operating hours.
Safe Traffic Flow ((§17867)(a)(7)	Traffic is controlled by posted speed limit signs. The access road is more than a quarter mile long, long enough to prevent queueing on any public roads. Facility traffic flow is shown on Figure 4 (Appendix C).
Signs (§17867)(a)(8)	The Oliveira facility is not open to the public.

[3] Citation is from Title 14 California Code of Regulations, Chapter 3.1 Composting Operations Regulatory Requirements, Article 5, Composting Operation and Facility Siting and Design Standards.

Table 5-1
Compliance with State Minimum Standards (Cont.)

Minimum Standard[4]	Compost Facility
Fire Prevention, Protection, and Control (§17867)(a)(9)	Oliveira implements a variety of fire prevention, protection and control measures at the facility, these include: 1. Incoming green materials are processed within 7 days of receipt. 2. The facility has two 3,500-gallon water trucks which are on-site at all times to provide fire-fighting assistance. 3. Windrow temperatures are monitored daily during the pathogen reduction phase (one temperature reading per 150 feet of windrow). All incoming feedstock stockpiles are monitored for temperature at least twice per week. 4. All access roads are at least 25 feet wide, providing adequate access for fire control equipment.
Communications Equipment (§17867)(a)(10)	All key operations personnel are issued radios. All supervisory staff have radio/cell phones.
Physical Contaminants (§17867)(a)(11)	Any physical contaminants and/or refuse removed from feedstock, compost, or chipped and ground material is stockpiled on-site and is removed by a licensed solid waste hauler to a permitted solid waste disposal facility within 7 days. Typically this is the Fink Road Landfill.
Enclosed Operations ((§17867)(a)(12)	No parts of the facility are enclosed.
Leachate Control (§17867)(a)(13)	Any free liquid emanating from the compost piles will be absorbed using wood chips and added to a new compost pile. There is no potential for the public to come in contact with leachate as the site is not open to the public and the public is not allowed access to the composting piles. Please see Section 2, D, on page 2-8 of this RCSI.

[4] Citation is from Title 14 California Code of Regulations, Chapter 3.1 Composting Operations Regulatory Requirements, Article 5, Composting Operation and Facility Siting and Design Standards.

Table 5-1
Compliance with State Minimum Standards (Cont.)

Minimum Standard[5]	Compost Facility
Physical contaminants removed (§17867)(a)(14)	Green waste is evaluated by the collector at each job site to control physical contamination. Once at the site, Oliveira uses sorters to remove contaminants prior to composting.
Site Attendant (§17867)(a)(15)	The Oliveira Facility is not open to the public. However, an attendant is on-site during operating hours.
Training (§17867.5)(a)(1)	The owner ensures that all personnel assigned to a given operation are trained in required operations and maintenance and the identification of physical contaminants. All new employees are trained on proper facility procedures relating to their assigned tasks. All employees are given refresher training every six months. Training topics include worker safety, proper operating procedure recognition and proper disposal of contaminants, safety equipment, employee hierarchy, etc. Records of all employee trainings are maintained on the site. At least one employee will be trained in hazardous waste identification.
Vector, Bird, and Animal Control (§17867)(a)(3)	Vector, bird, and animal control are discussed in Section 2, D, on page 2-10 of this RCSI..
RECORD KEEPING REQUIREMENTS	
Maintenance of Records (§17869)(a)	All required records will be maintained at the administration office for five years.
Log of Special Occurrences (§17869)(b)	The facility will maintain a Log of Special Occurrences, which will record special occurrences, and details of any incident requiring implementation of emergency procedures. The facility will notify the LEA, by phone, and email, within 24 hours of any circumstance requiring implementation of emergency procedures.

[5] Citation is from Title 14 California Code of Regulations, Chapter 3.1 Composting Operations Regulatory Requirements, Article 5, Composting Operation and Facility Siting and Design Standards.

Table 5-1
Compliance with State Minimum Standards (Cont.)

Minimum Standard[6]	Compost Facility
Public Complaints (§17869)(c)	Any public complaints received by the facility will be noted in the Complaint Log, including, the nature of the complaint, the date, the contact information for the complainant (if available) and any actions taken to respond to the complaint.
Incoming/Outgoing Records (§17869) (d)	The facility does not utilize a scale. Volumetric estimates are made by staff's detailed knowledge of the capacity of each of its trucks and by visual estimation. Estimates of incoming and outgoing volumes of all materials (by type) are recorded daily.
Record of Load Checks (§17869)(e)	All records of load checking activities (including loads rejected) will be maintained at the office.
Testing Records (§17869)(f)(1)	Oliveira will maintain all records generated from analytical testing of finished compost for compliance with applicable regulations. Per LEA request, copies of analytical reports will also be forwarded to LEA staff via e-mail, upon receipt. Oliveira will retain the most recent 7 years of pathogen reduction compliance records. Records to be kept include: metal concentrations, physical contamination limits, fecal coliform and Salmonella sp. densities, temperature measurements, and dates of windrow turnings.
Records of Serious Injuries (§17869)(g)	Oliveira will maintain any records of serious injuries which occur at the facility. (Serious Injury means any injury that requires inpatient hospitalization for a period in excess of 24 hours or in which a member of the public suffers a loss of any member of the body or suffers any degree of permanent disfigurement.) In the case of a serious injury, the facility will notify the LEA by phone, and email, within one day of the situation.

[6] Citation is from Title 14 California Code of Regulations, Chapter 3.1 Composting Operations Regulatory Requirements, Article 5, Composting Operation and Facility Siting and Design Standards.

Table 5-1
Compliance with State Minimum Standards (Cont.)

Minimum Standard[7]	Compost Facility
Training Records (§17869)(h) (§17867.5)	All training records will be maintained at the facility office. Training records will include: date of training(s), training topic, any training materials (or summary of training) and names of employees who attended the training. In addition, the facility will ensure that all personnel assigned to the operation shall be trained in subjects pertinent to operations and maintenance, including physical contaminants and hazardous materials recognition and screening, with emphasis on odor impact management and emergency procedures. A record of such training shall be maintained on the site.
ADDITIONAL OPERATING REQUIREMENTS	
Sampling Requirements (§17868.1)	Oliveira will take one composite sample per every 5,000 cubic yards compost sold for metals, pathogens, and physical analysis. Each sample will be collected as detailed in §17868.1 (Please see Section B, page 2-4 of this RCSI.).
Maximum Metal Concentrations (§17868.2)	Oliveira will test all compost to assure that no materials exceed maximum metals concentrations.
Pathogen Reduction (§17868.3)	As described above, Oliveira will take a composite sample of each of its discrete products once per every 5,000 cubic yards produced (please see Table 2-2 in Appendix A).
Physical Contaminants (§17868.3.1)	As described above, the composite sample taken for laboratory testing will be tested for physical contaminants greater than 4 mm (see Section 2, B, of this RCSI).
Site Restoration (§17870)	Site restoration is described in Section 2, M of this RCSI.

[7] Citation is from Title 14 California Code of Regulations, Chapter 3.1 Composting Operations Regulatory Requirements, Article 5, Composting Operation and Facility Siting and Design Standards.

- D R A F T -

Appendix B
PERMITS AND APPROVALS

Several permits and approvals govern the design and operation of the composting facility. These include:

1. Forthcoming approval from Contra Costa County, Department of Conservation and Development (DCD).

2. Forthcoming CEQA analysis from Contra Costa County Department of Conservation and Development (DCD).

3. Solid Waste Facility Permit, Contra Costa County Environmental Health Division. (in Process)

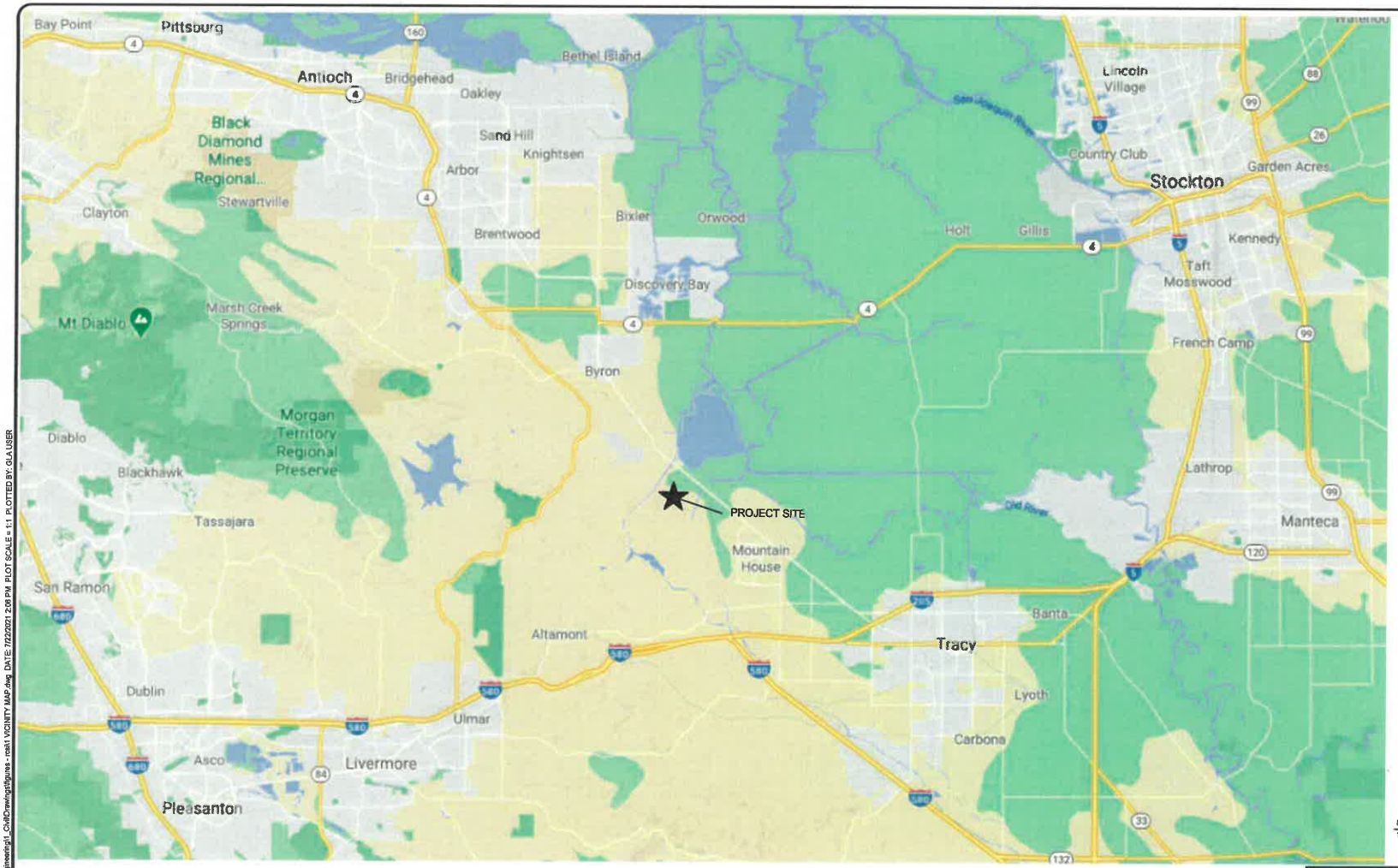
4. Compliance with SWRCB General Order, Technical Report, April 2021

5. Contra Costa County Integrated Waste Management Plan, Non Disposal Facility Element, Amendment #__, <Month> 20__.

- D R A F T -

Appendix C
FIGURES AND DRAWINGS

Figures 1 through 4 follow this page.



NOTES

1. MAP OBTAINED FROM GOOGLE MAPS, OCTOBER 2020.

OLIVEIRA ENTERPRISES INC. COMPOST FACILITY

REPORT OF COMPOSTING SITE INFORMATION

BYRON, CALIFORNIA

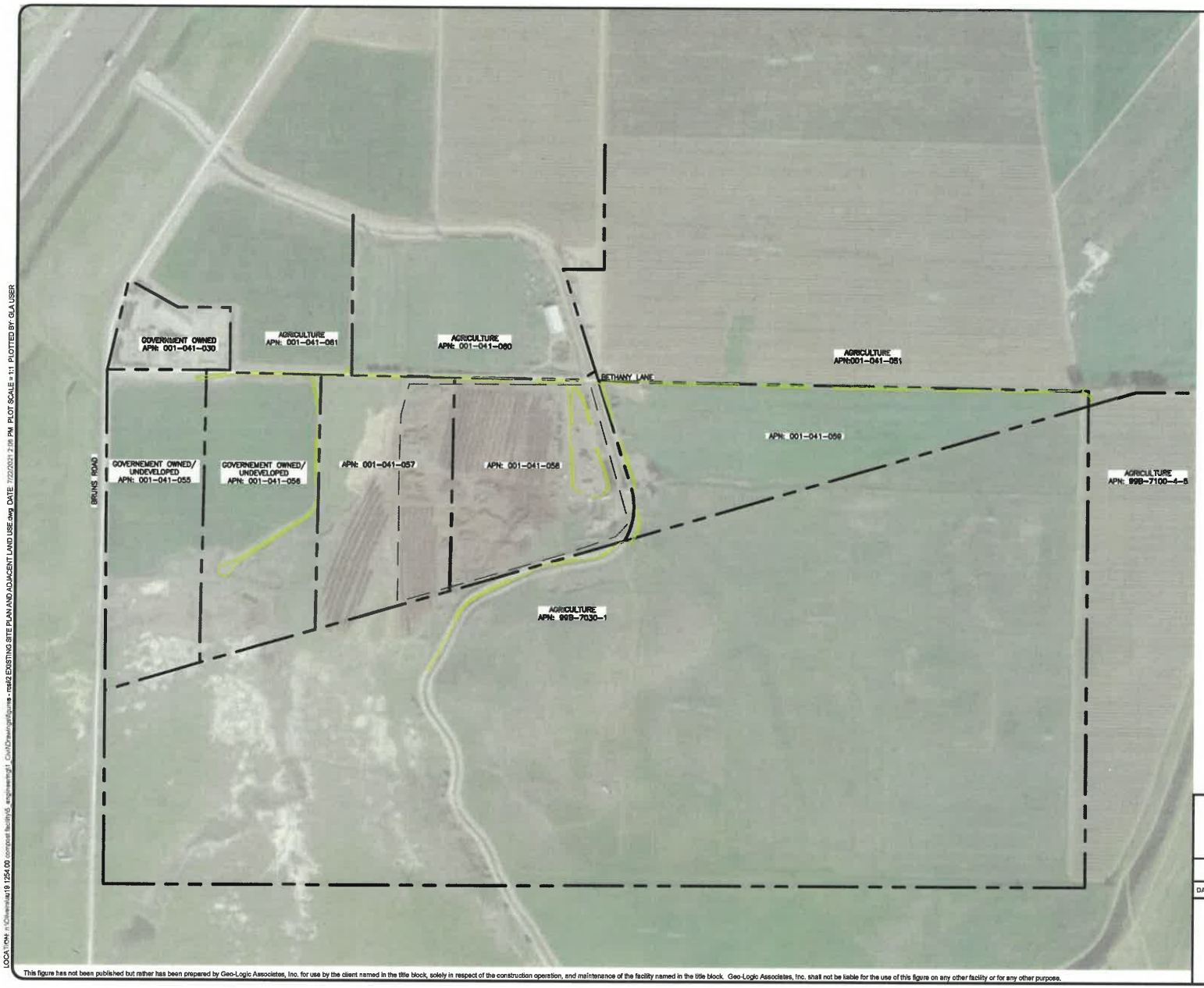
VICINITY MAP

FIGURE NO. 1

PROJECT NO. AU19.1254.00

DATE OF ISSUE:	07/16/2021	DRAWN BY:	RDD	APPROVED BY:	NC

Geo-Logic Associates
143E Spring Hill Dr, Grass Valley, California 95945
geo-logic.com | 530.272.2446



500' 0' 250' 500' 1000'

LEGEND

- APPROXIMATE OLIVEIRA COMPOST FACILITY BOUNDARY LINE
- PARCEL BOUNDARY
- EXISTING UNPAVED ROAD

NOTES

1. AERIAL IMAGE RETRIEVED FROM GOOGLE EARTH, DATED FEBRUARY 2020.

OLIVEIRA ENTERPRISES INC. COMPOST FACILITY

REPORT OF COMPOSTING SITE INFORMATION

BYRON, CALIFORNIA

EXISTING SITE PLAN AND ADJACENT LAND USE

FIGURE NO. 2

PROJECT NO. AU19.1254.00

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07/16/2021	RDD	NC

Geo-Logic ASSOCIATES

143E Spring Hill Dr, Grass Valley, California 95945
geo-logic.com | 530.272.2448

LEGEND

- EXISTING 5' CONTOUR(1)
- EXISTING 1' CONTOUR(1)
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PARCEL BOUNDARY
- EXISTING PAVED ROAD
- EXISTING UNPAVED ROAD
- EXISTING FENCE
- EXISTING WATER
- PROPOSED PAVED ROAD
- PROCESS AREA BOUNDARY
- PROPOSED WINDROW(2)
- CATTLE FEEDING AND RECEIVING AREA
- COMPOSTING AREA #1(2)
- COMPOSTING AREA #2(2)
- CURING/FINAL PRODUCT STORAGE AREA
- TRUCK PARKING/MAINTENANCE/OFFICE AREA
- WASTEWATER POND AREA
- DRAINAGE DIRECTION

NOTES

1. EXISTING TOPOGRAPHY BASED ON AERIAL SURVEY PERFORMED BY KISTER, SAVIO & REI, INC. ON MARCH 3, 2020. EXISTING TOPOGRAPHY WAS MODIFIED BY GLA USING AVERAGE SLOPES ACROSS THE SITE IN AN ATTEMPT TO DISPLAY BASE GRADES BENEATH THE EXISTING WINDROWS AND STOCKPILES.
2. COMPOSTING AREA CAN BE CONFIGURED FOR WINDROWS OR AERATED STATIC PILES.

OLIVEIRA ENTERPRISES INC. COMPOST FACILITY

REPORT OF COMPOSTING SITE INFORMATION

BYRON, CALIFORNIA

SITE PLAN AND DRAINAGE MAP

FIGURE NO. 3

PROJECT NO. AU19.1254.00

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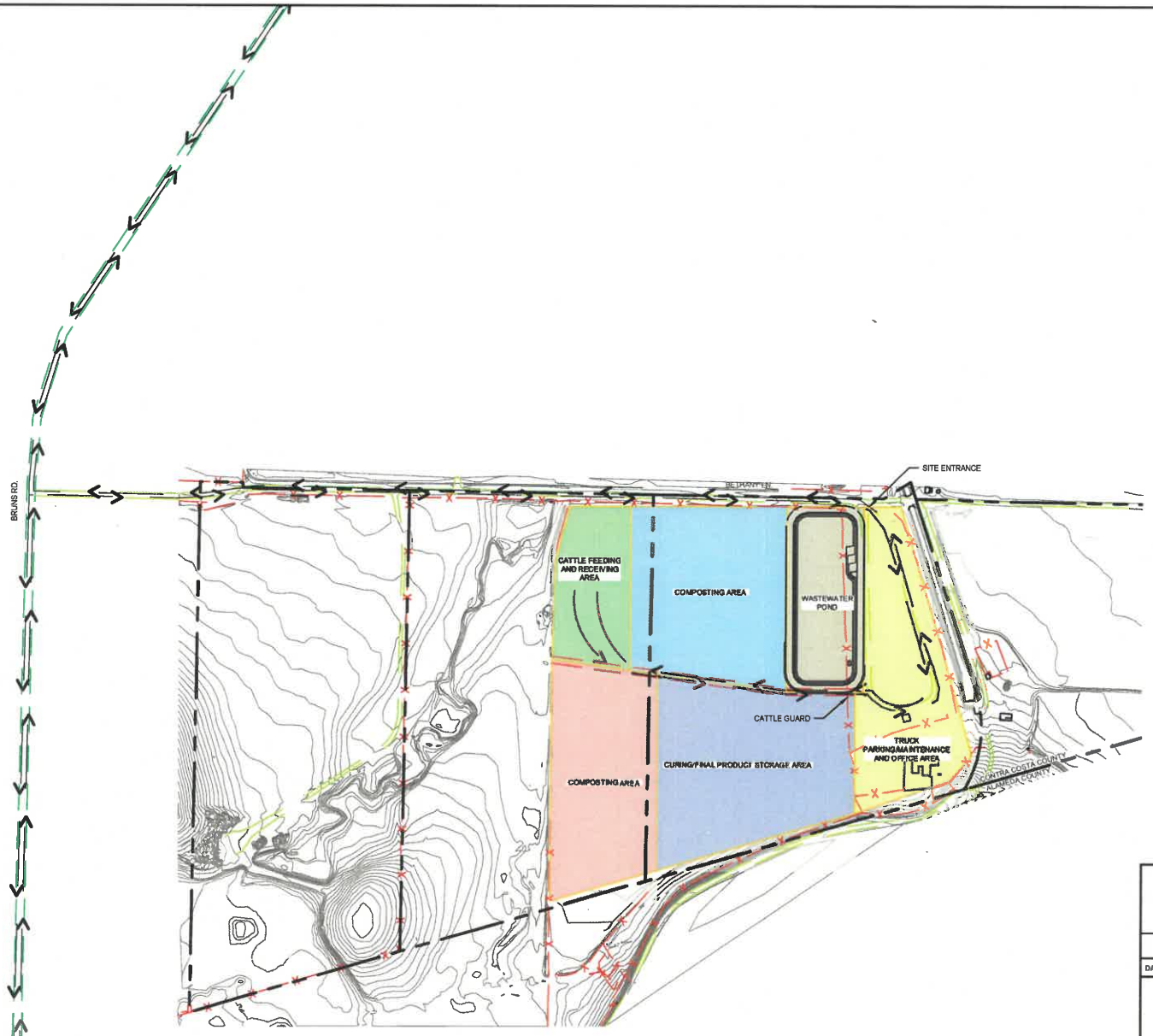

LEGEND

- EXISTING 5' CONTOUR[1]
- EXISTING 1' CONTOUR[1]
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PARCEL BOUNDARY
- EXISTING PAVED ROAD
- EXISTING UNPAVED ROAD
- EXISTING FENCE
- PROPOSED PAVED ROAD
- PROCESS AREA BOUNDARY
- ON-SITE TRAFFIC FLOW
- CATTLE FEEDING AND RECEIVING AREA
- COMPOSTING AREA #1
- COMPOSTING AREA #2
- CURING/FINAL PRODUCT STORAGE AREA
- TRUCK PARKING/MAINTENANCE/OFFICE AREA
- WASTEWATER POND AREA

NOTES

1. EXISTING TOPOGRAPHY BASED ON AERIAL SURVEY PERFORMED BY KISTER, SAVIO & REI, INC. ON MARCH 3, 2020. EXISTING TOPOGRAPHY WAS MODIFIED BY GLA USING AVERAGE SLOPES ACROSS THE SITE IN AN ATTEMPT TO DISPLAY BASE GRADES BENEATH THE EXISTING WINDROWS AND STOCKPILES.

OLIVEIRA ENTERPRISES INC. COMPOST FACILITY

REPORT OF COMPOSTING SITE INFORMATION

BYRON, CALIFORNIA

ON-SITE TRAFFIC FLOW

FIGURE NO. 4

PROJECT NO. AU19.1254.00

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Appendix D
ODOR IMPACT MINIMIZATION PLAN

The Odor Impact Minimization Plan for Oliveira Enterprises follows this page.

ODOR IMPACT MINIMIZATION PLAN

August 2021

Submitted to:
CONTRA COSTA COUNTY
ENVIRONMENTAL HEALH DIVISION

Prepared by:
INTEGRATED WASTE MANAGEMENT CONSULTING, LLC
POINT RICHMOND, CA

Contents

Tables

Appendices

ODOR IMPACT MINIMIZATION PLAN
Oliveira Enterprises, Inc.

California Code of Regulations (CCR), Title 14 regulations Title 14, CCR Section 17863.4 requires that all compostable material handling operations and facilities prepare and maintain a site-specific Odor Impact Minimization Plan (OIMP). The following OIMP has been developed to assist Oliveira Enterprises, Inc. in complying with these regulations.

Project Name:	Oliveira Enterprises, Inc.
Mailing Address:	8005 Bruns Road Byron, CA 94514
Facility Address:	124 & 126 Bethany Lane Byron, CA 94514
Landowner:	Carlos H. Oliveira, Trustee of the Carlos H. Oliveira Revocable Living Trust 8005 Bruns Rd. Byron, CA 94514
Project Contacts:	Oliveira Enterprises, Inc. 8005 Bruns Rd. Byron, CA 94514
Regulatory Contacts:	County of Contra Costa Environmental Health Division 2120 Diamond Blvd., Suite 100 Concord, CA 94520

The following provides specific information on compliance with §17863.4 (b) – (d). The text from Title 14 is presented in *italics* followed by the Facility's proposed method of compliance.

(b) Odor impact minimization plans shall provide guidance to on-site personnel by describing, at a minimum, the following items. If the operator will not be implementing any of these procedures, the plan shall explain why it is not necessary.

ODOR MONITORING AND DATA COLLECTION PROTOCOL

(1) an odor monitoring and data collection protocol for on-site odor sources, which describes the proximity of possible odor receptors and a method for assessing odor impacts at the locations of the possible odor receptors; and

The closet receptors will be facility staff and management who will be on-site daily monitoring the status of the facility. The closest off-site receptors are employees of the Byron-Bethany Irrigation District, which is approximately 1,000 feet from the western edge of the facility. To the east are some agricultural operations that are approximately ¾ of a mile from the site boundary. The largest concentration of residential housing is over 2.5 miles to the southeast.

Each day the operator will evaluate on-site odors and evaluate planned operations for potential release of objectionable odors. Operational practices will be implemented to minimize the release of objectionable odors. These include good composting practice as described in the Report of Composting Site Information (appropriate C:N ratio, sufficient moisture content, adequate aeration and/or turning, etc.) to minimize production and persistence of odors; good housekeeping measures (like clearing spilled materials between windrows and eliminating areas where water could pond).

The operator provides daily patrolling of the site to detect odors and assess possible odor migration, and documents their findings in a log that is available for LEA review.

If the operator detects an objectionable on-site odor, that they believe might have the potential to travel off-site, they will follow the following protocol:

1. Investigate and determine the likely source of the odor.

2. Determine if on-site management practice could remedy the problem and immediately take steps to remedy the situation. An example of possible sources and likely management actions is shown in Table 1. In the case of a severe odor situation that does not appear to be easily

remedied by on-site management practices, the operator would look to the resources of the LEA and professional consultants to address the situation.

3. Determine whether or not the odor is travelling beyond the site by patrolling the site perimeter and noting existing wind conditions. In the future a flag or windsock may be installed to guide operations.

4. Determine whether or not the odor event is significant enough to warrant contacting the adjacent neighbors and/or the LEA. If the odor is significant enough that a new practice or management technique is employed, the LEA will be notified within 24 hours. The LEA will be notified anytime Oliveira staff is investigating an odor or odor source.

5. Log the odor source/cause and any corrective actions taken in the Site Operations Log. In addition comments will be made on the effectiveness of any actions taken.

Oliveira Enterprises, Inc. has operated the composting facility at this site since 1999 and is familiar with those local conditions which may affect or be affected by their operation.

DESCRIPTION OF METEOROLOGICAL CONDITIONS

(2) a description of meteorological conditions effecting migration of odors and/or transport of odor-causing material off-site. Seasonal variations that effect wind velocity and direction shall also be described; and

Historical records indicate the prevailing wind is from the southwest direction, though winds are highly variable. The average wind speed is between 1.2 and 1.9 mph but can be as much as 7.9 mph. In the event of a storm the wind can shift into a northwest wind with gusts of up to 10-23 mph. Usually the spring and fall are the windiest times of year.

COMPLAINT RESPONSE AND RECORDKEEPING PROTOCOL

(3) a complaint response and recordkeeping protocol; and

Facility management will use the following protocol in responding to citizen complaints.

Response to Citizen Complaints

It is expected that the majority of complaints will be received, not by the operator, but by the LEA. If Oliveira receives a complaint (either from the original complainant, from the LEA or the Air District) they will follow the following protocol:

1. The Operator will go to the location of the complaint to verify that the compost facility is indeed the source of the odor.
2. The Operator will document the complaint(s) in the Site Operations Log.
3. The Operator will assess the complaint and the nature of the source of the odor complaint and will make a recommendation to the owner within 24 hours of receiving the complaint or 48 hours should the citizen complaint be received weekends or holidays.
5. The Operator will implement one or more of the management practices described in Table 1.
6. The Operator will contact the complainant within a reasonable time frame to 1) discuss the nature of the complaint, 2) the results of the operator's assessment of the complaint, and 3) actions taken to eliminate the odor and to prevent it from reoccurring.
7. Results and actions will be documented in the Site Operations Log, which serves as the Facility's permanent record.

If a written complaint is received, Oliveira will notify the LEA by phone and email, of Oliveira's response to the complaint within 24 hours. If an odor complaint or other operational circumstance requires implementation of OIMP procedures, the LEA will be contacted, by phone and email, within 24 hours.

DESIGN CONSIDERATIONS FOR MINIMIZING ODORS

(4) a description of design considerations and/or projected ranges of optimal operation to be employed in minimizing odor, including method and degree of aeration, moisture content of materials, feedstock characteristics, airborne emission production, process water distribution, pad and site drainage and permeability, equipment reliability, personnel training, weather event impacts, utility service interruptions, and site specific concerns as applicable; and

The most significant design consideration was the siting of the facility in a predominantly rural area, far from most sensitive receptors.

Method and Degree of Aeration. Oliveira currently uses a turned windrow method relying on front-end loaders as well as a straddle-type turner to reform and turn the windrows and rebuild porosity, allowing for natural convection. Should the regional air district (or other regulatory authority require it, the facility may develop a system to use forced aeration. This system has not been designed, but if and when it is, this OIMP will be revised to include appropriate aeration system details for odor control.

Moisture Content. Oliveira strives to maintain its windrows between 40 and 60 percent moisture. Water is added regularly with two 3,500-gallon water trucks.

Feedstock Characteristics. Oliveira's primary feedstock is green material from local landscape operations. In addition some agricultural materials (that meet the Title 14 definition of green material) are composted. None of these has a high potential for generating off-site odors.

Airborne Emissions Production. As described in the RCSI for the Facility, Oliveira minimizes airborne emissions by minimizing dust-producing activities, regular watering of roads and avoiding unnecessary material handling.

Process Water Distribution. Process water is added using one of two 3,500-gallon water trucks.

Pad and Site Drainage and Permeability. The native site soil has been graded to provide positive drainage. Depressions and standing water are filled and covered with absorbent materials (like wood chips).

Equipment Reliability. All of the key processing equipment (the loaders, the screens, etc.) is diesel-powered and portable. Minor equipment breakdowns are managed by Oliveira mechanics and typically are corrected within two days. In the event of severe mechanical failure, similar processing equipment can be rented from nearby contractors. Key employees are issued radios or cellular phones for mobile communications.

Personnel Training. All new employees are trained on general facility operations, safety, employee hierarchy, and general procedures upon hiring. Periodically (because the site has no history of offsite odors) training may include how the facility detects odors and protocols for odor minimization. The General Manager conducts refresher training regularly. A log of training (what was covered and who attended is maintained at the facility office).

Weather Event Impacts. The most significant weather event impact affecting odors would be a prolonged inversion condition. During these conditions, Oliveira would minimize unnecessary material handling like screening and/or turning. Under severe conditions regular turning may be curtailed until winds increase. Severe and/or unseasonable winter rains could also affect the facility by temporarily making access or operations difficult.

Utility Service Interruptions. As described above, all of the key processing equipment (the loaders, the screens, etc.) is diesel-powered and portable. Power outages would not significantly affect the composting facility.

Table 1
Sources of Odor and Possible Management Techniques

Source of Odor	Possible cause/Assessment	Management approach
Feedstock receiving	Green material sitting too long prior to being processed or mixed	Expedite material processing Increase operating shifts Reduce incoming throughput
	Material arrives with odors	First in, first out processing Reduce size of material stockpiles Create discreet stockpiles with greater surface to volume ratio *Consider blanketing odiferous materials with a one foot layer of woody overs (water lightly to reduce odor releases)* *Consider refusing acceptance of the material.* *Consider finding an off-site use for the material (i.e., approved land application, or permitted disposal at a Solid Waste Facility)*
Material Processing (Screening)	Screening volatizes particles	Reduce screening activity during stagnant air conditions Reduce screening activity when wind is in direction of receptors Mist water or neutralizer at dust generation points
Aisles	Stormwater allowed to pond	Absorb ponded water with wood chips/other absorbent, fill pothole. Clean aisles of spilled material (particularly at the end of each day).
	Uncomposted material in aisles	Remove and replace woody overs and spilled material from unpaved areas on a regular basis. Apply water and/or neutralizer to reduce dust during dry conditions.
Curing piles	Excessive temperatures	Decrease pile size (height), increase windrow time prior to moving to curing

OPERATING PROCEDURES TO MINIMIZE ODOR

(5) a description of operating procedures for minimizing odor, including aeration, moisture management, feedstock quality, drainage controls, pad maintenance, wastewater pond controls, storage practices (e.g., storage time and pile geometry), contingency plans (i.e., equipment, water, power, and personnel), biofiltration, and tarping as applicable.

Oliveira operates its compost facility to manage all odor-producing areas of the facility so as to minimize the development of conditions that could lead to off-site odor problems. Major processing steps of each operation are described below:

COMPOSTING OPERATION

Feedstock Receiving Area. Some incoming feedstocks can generate odors if they are stored for excessive periods of time prior to being collected and transported to the site (green material). Feedstocks left unprocessed (green material) at the site can also generate significant odors, particularly during the rainy season. In order to minimize these potential odors, The Facility will process material regularly and within regulatory limits (as described in the RCSI). Most feedstock requiring processing (green material) will be processed within 48 hours of receipt.

Aisles between Windrows. Windrow aisles can be sources of odor if raw, uncomposted material is left for excessive amounts of time without being exposed to the high temperatures of composting. The facility will practice good housekeeping methods which include regular patrolling of windrow aisles to clean any spilled materials. Windrow aisles can also be a source of odor if stormwater or process water is allowed to pond in potholes or other pad depressions. Any standing water that is discovered will be absorbed with chipped material (or other absorbent) and the depression will be filled with pad material (typically dirt or clay).

Windrows. Odors emanating from windrows typically indicate problems in the initial mixing, turning frequency, pile porosity and/or moisture content of the pile. Oliveira strives to manage its windrows with appropriate carbon to nitrogen level, assure adequate initial mixing, and maintain adequate moisture within the piles. Piles are turned regularly on a prescribed schedule. Any odors detected from the windrows will be corrected using the techniques described in Table 1.

Curing piles. Curing piles have the potential to create odors if material that is not stable is moved to curing too soon, or if the pile is made too high (above 15 feet). Oliveira only cures compost that has undergone thorough decomposition and is ready for curing. All curing piles will be maintained at or below 15 feet in height.

Aeration. Oliveira relies on natural aeration and does not currently employ any forced aeration. In the future, if an Aerated Static Pile system is employed, operational procedures for managing aeration will be added to this OIMP.

Moisture Management. Oliveira uses two water trucks to add moisture to the material to be composted.

Feedstock Quality. All of Oliveira's feedstocks are source-separated and are delivered promptly to the facility (they are not allowed to sit and generate odors prior to arriving at the facility). Most of the feedstocks do not arrive with odor issues. Any particularly odiferous loads will be covered with chipped wood waste to reduce odors.

Drainage Controls. The Oliveira site drains to a centralized holding pond. In compliance with the State Water Resources Control Board General Order for Composting, Oliveira will manage the retention pond so as to not generate odors.

Pad Maintenance. Oliveira regularly scrapes the pad in order to minimize ponding. Standing water is absorbed using chipped wood or other absorbent.

Wastewater Pond Controls. As described above, Oliveira maintains a stormwater retention pond for stormwater pollution prevention and another for process water. In compliance with the State Water Resources Control Board General Order for Composting, Oliveira will manage the retention pond so as to not generate odors. This will largely include minimizing the ability of organic particles to enter the pond and create oxygen demand. This will be done using berms, compost socks, and other stormwater management tools.

Storage Practices. All green material is processed within 7 days of receipt (after cattle feeding).

Contingency Plans. As described in the RCSI, Oliveira relies on nearby equipment vendors for rental equipment in the event of a major equipment breakdown. Oliveira employs sufficient staff to cover existing shifts in the event of a personnel shortage (i.e., existing personnel could work additional hours to cover shifts.).

Weather Impacts. Operations are curtailed during periods of heavy rain and high winds. To date, specific weather impacts have not been identified as contributing to off-site odors.

Biofiltration. Oliveira does not currently use any biofiltration for odor control.

Tarping. Oliveira does not currently use any tarps for the purposes of odor control.

PLAN REVISION

(c) The odor impact minimization plan shall be revised to reflect any changes, and a copy shall be provided to the enforcement agency, within 30 days of those changes.

A copy of Oliveira's Odor Impact Minimization Plan will be kept at the facility (at the office trailer). The OIMP will be revised within 30 days to reflect *significant* changes to operations that affect the OIMP.

Appendix A
TITLE 14 REGULATIONS REGARDING OIMPs

Title 14 Regulations regarding Odor Impact Minimization Plans follows this page.

COMPOSTABLE MATERIALS HANDLING OPERATIONS AND FACILITIES REGULATORY REQUIREMENTS

Chapter 3.1 Compostable Materials Handling Operations and Facilities Regulatory Requirements

Article 1. General

Section 17863.4. Odor Impact Minimization Plan.

(a) All compostable material handling operations and facilities shall prepare, implement and maintain a site-specific odor impact minimization plan. A complete plan shall be submitted to the EA with the EA Notification or permit application.

(b) Odor impact minimization plans shall provide guidance to on-site operation personnel by describing, at a minimum, the following items. If the operator will not be implementing any of these procedures, the plan shall explain why it is not necessary.

(1) an odor monitoring and data collection protocol for on-site odor sources, which describes the proximity of possible odor receptors and a method for assessing odor impacts at the locations of the possible odor receptors; and,

(2) a description of meteorological conditions effecting migration of odors and/or transport of odor-causing material off-site. Seasonal variations that effect wind velocity and direction shall also be described; and,

(3) a complaint response and recordkeeping protocol; and,

(4) a description of design considerations and/or projected ranges of optimal operation to be employed in minimizing odor, including method and degree of aeration, moisture content of materials, feedstock characteristics, airborne emission production, process water distribution, pad and site drainage and permeability, equipment reliability, personnel training, weather event impacts, utility service interruptions, and site specific concerns as applicable; and,

(5) a description of operating procedures for minimizing odor, including aeration, moisture management, feedstock quality, drainage controls, pad maintenance, wastewater pond controls, storage practices (e.g., storage time and pile geometry), contingency plans (i.e., equipment, water, power, and personnel), biofiltration, and tarping as applicable.

(c) The odor impact minimization plan shall be revised to reflect any changes, and a copy shall be provided to the EA, within 30 days of those changes.

(d) The odor impact minimization plans shall be reviewed annually by the operator to determine if any revisions are necessary.

(e) The odor impact minimization plan shall be used by the EA to determine whether or not the operation or facility is following the procedures established by the operator. If the EA determines that the odor impact minimization plan is not being followed, the EA may issue a Notice and Order (pursuant to section 18304) to require the operator to either comply with the odor impact minimization plan or to revise it.

(f) If the odor impact minimization plan is being followed, and the EA determines, in a manner consistent with section 18302(d), that odor impacts are still occurring, the EA shall direct the operator to prepare and implement an Odor Best Management Practice Feasibility Report (Report) as specified in section 17863.4.1. The EA shall consider the results of the Report prior to issuing a Notice and Order (pursuant to section 18304) requiring the operator to take additional reasonable and feasible measures to minimize odors unless:.

(1) the EA has evidence that a specific and immediate action would reduce the odor impacts;

(2) there is an imminent threat to public health and safety and the environment; or
(3) a nuisance has occurred.
Note:
Authority cited: Sections 40502, 43020, 43021 and 43209.1, Public Resources Code.
Reference: Sections 43020, 43201 and 43209.1, Public Resources Code.

REVISED

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 4, 2021
30 MUIR ROAD
MARTINEZ, CA 94553

*****1:30 P.M.*****

To slow the spread of COVID-19, in lieu of a public gathering, the County Zoning Administrator meeting will be accessible live online or by telephone to all members of the public as permitted by Assembly Bill 361.

Zoning Administrator meetings can be accessed live either online or by telephone.

https://cccounty-us.zoom.us/j/81285013056

Meeting ID: 812 8501 3056

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.
PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.
NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.
The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. ADOPTION of Resolution Of The Contra Costa County Zoning Administrator Authorizing Teleconference Meetings Under Assembly Bill 361 Resolution AB361

2. PUBLIC COMMENTS:

3. LAND USE PERMIT:

3a. DELARUM MOUSAVI AND NIMA RAFIBAKHSH (Applicants and Owners), County File #CDLP20-02042: A request for approval of a land use permit to allow a daycare for approximately 30 children within an existing residence, a variance for a 0-foot front yard setback (where 20 feet is required) and a 5-foot secondary front yard setback (where 15 feet is required) for the required off-street parking spaces, and a variance for a 10-foot-wide driveway aisle (where 20 feet is required for two-way traffic) and parking spaces that are 11 feet from the adjacent street (where 18 feet is required). The subject property is located at 3001 Woodlawn Drive in the unincorporated Walnut Creek area. (Zoning: Single-Family Residential (R-10)) (APN: 148-112-004) (Continued from 9/20/21 closed for decision) MM Staff Report

4. MINOR SUBDIVISION: PUBLIC HEARING

4a. CIVIC RANCHO MEADOWS, LLC (Applicant and Owner), County File #CDMS20-00009: The applicant requests approval of a tentative map for a minor subdivision that proposes to subdivide an 80-acre lot into four 20-acre parcels (Parcels A-D) for the purpose of facilitating the sale of the property to the East Bay Regional Park District. All four parcels are approximately 1300 feet in depth and more than 600 feet in average width. As part of the requirements of the minor subdivision, the applicant proposes a 20-foot-wide roadway within a 40-foot-wide access and public utilities easement for the benefit of Parcels A-D, with the road ending at a cul-de-sac located on Parcel A. The road extension is a private road and will be maintained by the owners of Parcels A-D. Due to the proposed access road, this subdivision also includes a request for approval of a Tree Permit to remove 8 code-protected trees that would not survive the grading for the new private access road if it were to be constructed. The property is to be sold to the Park District and no development is proposed as part of this project. The subject property is located at 6301 Chadbourne Road in the unincorporated Brentwood area. (Zoning: Agricultural Preserve District (A-4)) (APN: 078-050-007). MM Staff Report

5. LAND USE PERMIT: PUBLIC HEARING

5a. EAST BAY REGIONAL PARK DISTRICT (Applicant & Owner), County File #CDLP18-2036: The applicant requests approval of a Land Use Permit to authorize the demolition and rebuild of an existing 907 square-foot caretaker's residence on the Arata Ranch, which abuts the northern boundary of the Black Diamond Mines Regional Park. The project includes a request for approval of a tree permit to allow dripline encroachment for eight code-protected trees located adjacently to the area of work. The proposed new caretaker's residence would be located within the same footprint of the building to be replaced and would utilize existing gravel driveway, well, and septic system improvements on site. The subject property is located on Somersville Road approximately 0.3 miles south of James Donlon Boulevard, in the unincorporated Antioch Area. (Zoning: A-4 Agricultural Preserve) (APN 075-051-014). AV Staff Report

5b. TOM JOHNSON ON BEHALF OF T-MOBILE (Applicant) - POTTS ASSOCIATES (Owners), County File #CDLP21-02025: The applicant requests a land use permit to allow for the renewal of expired land use permit (County File #CDDP08-03041) for a previously approved Verizon wireless telecommunications facility. The applicant also requests approval of modifications consisting to the existing facility including removing 3 antennas and associated coax equipment, and installing a new faux cupula on the rooftop, 6 new antennas, 10 radios, and the installation of 2 new cabinets and associated ancillary equipment within the existing leased area. The subject property is located at 3201 Danville Boulevard in the unincorporated Alamo area of Contra Costa County. (Zoning: R-B Retail Business, -S-2 Sign Control Combining District) (Assessor's Parcel Number: 198-010-019) EL Staff Report

6. DEVELOPMENT PLAN: PUBLIC HEARING

6a. LISA ROHRBACH (Applicant) - MATTHEW & KATHLEEN FINLEY (Owners), County File #CDDP21-03014: A request for approval of a Small Lot Design Review Development Plan to allow an approximately 516-square-foot addition at the rear of an existing single-family residence. The subject property is located at 2857 Miranda Avenue in the Alamo area. (Zoning: Single-Family Residential (R-20)) (APN: 192-300-020). DL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 18, 2021.

~CANCELLED~

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY

WEDNESDAY, OCTOBER 13, 2021

30 MUIR ROAD

MARTINEZ, CALIFORNIA 94553

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone. ***ACCESS THE MEETING LIVE ONLINE AT*** https://cccounty-us.zoom.us/j/88327696451

Meeting ID: 88327696451

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. If ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

****** 6:30 P.M.******

1. PUBLIC COMMENTS:
2. PUBLIC HEARINGS:
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:
5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 27, 2021.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, OCTOBER 18, 2021

30 MUIR ROAD

MARTINEZ, CA 94553

*****1:30 P.M.*****

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT https://cccounty-us.zoom.us/j/87466557848

Meeting ID: 874 6655 7848

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.
PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

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If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.
NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.
The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:

2. APPEAL NOTIFICATION OF FINE: CONTINUED HEARING:

2a. BRIAN STEINBERG (Owner), County File # BIRF18-00954): This is a hearing on the appeal for a Notice of Fine issued in the amount of $14,300.00, at the property located at 3163 Willow Road, Bethel Island. (APN 029-120-020) (Zoning: F-1) The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance (Continued from 08/02/2021 LC) CF Staff Report

3. APPEAL NOTIFICATION OF FINE: PUBLIC HEARING

3a. SALVADOR HERNANDEZ (Owner), County File # BIRF20-00481: This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF20-00481. This case is for violation(s) of the storage of two (2) semi-trailers and two (2) sections of a manufactured home on the property in an A-2 zoning district. The property is located at 2195 Eden Plains Road, Brentwood. CF Staff Report

3b. KENNETH & PATRICIA MANNING: (Owners) County File #BIRF19-00790: This is an appeal hearing for a Notice of Fine that was issued for Code Enforcement Case BIRF19-00790. This case is for violation(s) of the operation of contractor/construction yards AND the storage of travel trailers, vehicles, equipment, materials and shipping containers on a property in the A-2/A-3 zoning district. CF Staff Report

4. DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

4a. JEFFREY DOWGALA (Applicant and Owner), County File #CDDP21-03016: A request for approval of a Small Lot Design Review Development Plan to allow an approximately 1,426-square-foot two-story addition at the rear of an existing single-family residence. The subject property is located at 1633 Elm Avenue in the East Richmond Heights area. (Zoning: Single-Family Residential (R-6)) (APN: 521-062-022) (Continued from 9/20/21) MM Staff Report

5. LAND USE PERMIT: PUBLIC HEARING

5a. WISSAM A KASFY (Applicant) - DAVID BAILEY (Owner), County File #CDLP21-02030: The applicant requests approval of a Land Use Permit to establish an automotive smog check station use (El Sobrante Smog Center) within an existing building. The project does not propose any exterior or interior changes to the existing building. The project will have up to 2 full time employees and will provide up to 12 parking spaces. Proposed hours of operation are Monday through Friday, 8:30 AM to 5:30 PM and Saturday, 8:30 AM to 2:30 PM. The subject property is located at 5050 Appian Way in the El Sobrante area of the County. (Zoning: P-1, El Sobrante) (Assessor's Parcel Number: 425-240-024) EL Staff Report

6. DEVELOPMENT PLAN: PUBLIC HEARING

6a. MAGGIORA & GHILOTTI INC. (Applicant and Owner), County File #CDDP18-03020: The applicant requests approval of a Development Plan for the purposes of constructing and operating a contractor's yard. The project includes: 1) raising the site's elevation between 8 and 12 feet, 2) grading of 155,600 cubic yards of soil (cut of 14,000 cubic yards and fill of 141,600 cubic yards which will be phased over a 5-year period), 3) access improvements along Radiant Avenue, 4) drainage improvements, and 5) exception requests to Section 914-2.004 (Offsite collect and covey requirements) and Section 914-12.010 (Detention Basins-Maintenance) of the code to allow for private maintenance of the detention infrastructure. The project will also include fill of 0.84 acres of Seasonal Wetland Habitat and construction of 2.72 acres of wetland mitigation area. The subject property is located at 2800 Radiant Avenue in the North Richmond area. (Zoning: P-1, North Richmond Planned Unit District) (APN: 408-082-030) FA Staff Report

7. RECONSIDERATION REQUEST: LAND USE PERMIT: PUBLIC HEARING

7a. CIVIC RANCHO MEADOWS, LLC (Applicant and Owner), County File #CDMS20-00009: This a request for a reconsideration of the County Zoning Administrator's approval of a four-lot minor subdivision to include a Condition of Approval to the project that was inadvertently excluded. The Condition of Approval requires that prior to recordation of the parcel map, title to the subject property be conveyed in fee to the East Bay Regional Park District for the purpose of maintaining the property as open space. The subject property is located at 6301 Chadbourne Road in the unincorporated Brentwood area. (Zoning: Agricultural Preserve District (A-4)) (APN: 078-050-007) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 1, 2021.

REVISED

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY. OCTOBER 27, 2021
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, in lieu of a public gathering, the County Planning Commission meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e).

Commission meetings can be accessed live either online or by telephone. **ACCESS THE MEETING LIVE ONLINE AT:**
https://cccounty-us.zoom.us/j/89469884332

Meeting ID: 894 6988 4332

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

****** 6:30 P.M.******

1. ADOPTION of Resolution Authorizing Teleconference Meetings of the Contra Costa County Planning Commission under Assembly Bill 361: AB361 resolution -CPC 10.19.2021

2. PUBLIC COMMENTS:

3. PUBLIC HEARINGS

3a. PATRICK VAUCHERET (Applicant) - MANGALPAL TAKHAR AND SONYA SACHDEVA (Owners) – EZZAT AKBARI (Appellant), County File #CDTP21-00031: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow work within the dripline of eleven code protected trees on a vacant lot. The work is for the construction of a new single-family residence and includes grading of 190 cubic yards of cut, and 270 cubic yards of fill. The address is 144 Brodia Way, in the unincorporated Walnut Creek area of Contra Costa County. (Zoning: R-40 Single-Family Residential District (R-40)) (APN: 140-180-009) DL Staff Report

4. STAFF REPORT:

5. COMMISSIONERS' COMMENTS:

6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, NOVEMBER 10, 2021.